Davidson County DEEDWARR
Recvd: 01/09/15 13:28 3 pgs
Fees:18.00 Taxes:518.00
20150109-0002600

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 8th day of January, 2015, by and between Michael S Bligh, Trustee of the 956 Colfax Drive Revocable Living Trust, , party of the first part, and William J Proctor, an unmarried ma, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 57 ON THE PLAN OF HAPPY ACRES, OF RECORD IN PLAT BOOK 2331, PAGE 63, REGISTER'S OFFICE FOR SAID COUNTY,T O WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

Being all or part of the same property conveyed to Michael S. Bligh, Trustee of the 956 Colfax Drive Revocable Living Trust by virtue of that certain Quit Claim Deed dated November 9, 2010, at Instrument No. 20110209-0011493 in the amount of $10.00 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2015 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions all being of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Trustee

Michael S. Bligh, Trustee of the 956 Colfax Drive
Revocable Living Trust

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared, before me a Notary Public in and for said State and County, duly commissioned and qualified, Michael S. Bligh, Trustee, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 8th day of January, 2015.

Notary Public

My Commission Expires: 7/2/2018

NATALIE J. MEADOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 2, 2018

Property Owner & Address: William J Proctor

956 Colfax Drive
Nashville, TN 37214

Tax Parcel No 10802001900

Property Address: 956 Colfax Drive
Nashville, TN 37214

MAIL TAX BILLS TO: CMG Mortgage, Inc.

3160 Crow Canyon Road, Suite 400
San Ramon, CA 94583

Firm File #: 20141227

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $140,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Trustee

AFFIANT

SUBSCRIBED AND SWORN TO before me this 8th day of January, 2015.

Notary Public

My Commission Expires: 7/2/2018

NATALIE J. MEADOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 2, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $140,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8TH DAY OF JANUARY, 2015

Notary Public

My Commission Expires: _____

GAIL HUDSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 01-23-2016

Certificate of Authenticity

I, Gail Hudson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Gail Hudson

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ashlee D. Page, a notary public for this county and state, Gail Hudson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashlee D. Page

Notary's Signature

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9-10-18.