Davidson County	DEEDWARR
Recvd: 02/24/15 11:05	2 pgs
Fees:13.00 Taxes:758.13	
20150224-0015743	

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $204,900.00.

Jamie M Hamm
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of February, 2015.

NOTARY PUBLIC

My commission expires: 11/18/18

JAMIE R STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dustin Colt Turner Damian Gatta 2410 Kimberly Drive Nashville, TN 37214	SLSC Mortgage Corp 9311 San Pedro Ave Ste 100 San Antonio, TX 78216	073-07-0-028.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Four Thousand Nine Hundred and 00/100 Dollars ($204,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JOSEPH D. PROCTOR, MARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **DUSTIN COLT TURNER AND DAMIAN GATTA**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

a single man

a single man, as joint tenants with the right of survivorship

A certain tract or parcel of land in Davidson County, Tennessee, described as being Lot Number 322 on the Plan of Sunset View, Section 6, of record in Book 2900, Pages 54 and 55, in the Register's Office for Davidson County, Tennessee.

Said Lot Number 322 fronts 115 feet on the Northerly side of Kimberly Road, and extends back 252.7 feet on the Easterly line, and 248.9 feet on the Westerly line, to a dead line, measuring 80 feet thereon.

BEING the same property conveyed to Joseph D. Proctor, married, by Warranty Deed from George Lunn a/k/a George Steven Lunn and Martin Lunn a/k/a Martin Jay Lunn, dated November 7, 2014, recorded November 12, 2014, of record in Instrument No. 20141112-0103873, in the Register of Deeds for Davidson County, TN.

The address of the herein described property is believed to be 2410 Kimberly Drive, Nashville, TN 37214, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

The subject property was not the marital residence of the Grantor herein.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 12th day of February, 2015.

Joseph D. Proctor

JOSEPH D. PROCTOR

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Joseph D. Proctor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 12th day of February, 2015.

JAMIE R STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public

My commission expires: 11/18/18

True Copy Certification

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

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M. Smith

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018