BILL GARRETT, Davidson County
Trans:T20150042433 DEEDWARR
Recvd: 06/01/15 14:09 2 pgs
Fees:13.00 Taxes:591.63
20150601-0050505

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN155875

WARRANTY DEED

JAMIE R. STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of May, 2015.

NOTARY PUBLIC

My commission expires: 11/18/18

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
Jon Brown 124 Hamblen Avenue Old Hickory, TN 37138	Academy Mortgage Corp. 1220 E 7800 S. Sandy, Utah 84094	053-12-0-031.00

FOR AND IN CONSIDERATION of the sum of One Hundred Fifty Nine Thousand Nine Hundred and 00/100 Dollars ($159,900.00), 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 PROCTOR, A SINGLE MAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JON E. BROWN, AN UNMARRIED PERSON**, 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:

Land in Davidson County, Tennessee, being Lot No. 26 and the South one-half of Lot No. 27 of Block "C", on the Plan of Subdivision Map No. 3 of Life & Casualty Insurance Co. Property at Old Hickory, Tenn., of record in Plat Book 974, Page 11, Register's Office for Davidson County, Tennessee.

Said lot and part of said lot adjoin and front together 90 feet on the southwesterly side of Hamblen Avenue and run back between parallel lines 175 feet to a dead line.

BEING the same property conveyed to Adam Williams and wife, Megan Williams, by Deed dated July 27, 2007 and recorded July 31, 2007, of record in Instrument No. 20070731-0090565, in the Office aforesaid; and

THEREAFTER, being the same property conveyed to Tennessee Housing Development Agency by Substitute Trustee's Deed dated July 27, 2007 and recorded May 20, 2014, of record in Instrument No. 2014-0520-0043329, in the Office aforesaid; and

THEREAFTER, being the same property conveyed to Joseph Proctor, by Special Warranty Deed dated March 13, 2015 and recorded March 18, 2015, of record in Instrument No. 20150318-0023161, in the Office aforesaid.

The address of the herein described property is believed to be 124 Hamblen Avenue, Old Hickory, TN 37138, 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.

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 2014 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 29th day of May, 2015.

Joseph Proctor By Ben Wilson Attorney in Fact

JOSEPH PROCTOR, BY BEN WILSON, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Ben Wilson, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) on behalf of Joseph Proctor and acknowledged that he executed the same as the free act and deed of the said Joseph Proctor.

WITNESS my hand and seal, this the 29th day of May, 2015.

JAMIE R. STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public

Jamie R Steelman

Printed Notary Name

My commission expires: 11/18/18

RETURN TO:
stewart title®
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122