WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

Deanie L. Gregory
State of Tennessee
Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of December, 2015.

Notary Public

MY COMMISSION EXPIRES: January 09, 2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory
Attorney-at-Law
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Reyes Construction, Inc.	Reyes Construction, Inc.	14800009000
(NAME)	(NAME)	
3008 Lookout Point	3008 Lookout Point	
(ADDRESS)	(ADDRESS)	
Greenbrier, TN 37073	Greenbrier, TN 37073	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20150107428 DEEDWARR
Recvd: 12/21/15 11:13 2 pgs
Fees:13.00 Taxes:333.00
20151221-0127911

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Mark Daniel Proctor and William David Proctor, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO REYES CONSTRUCTION, INC., HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract of parcel of land located in Davidson County, Tennessee and described as follows to wit:

Land in the 2nd, formerly 5th Civil District of Davidson County, Tennessee, being the southerly part of Tract No. 2 on the Map of J. G. Rieves Land, near Antioch, Tennessee, as shown on the Plan of record in Plan Book 3, Page 17, Chancery Court at Nashville, described as follows:

Beginning at a point in the centerline of a Lane or Avenue, at the common corner of Lots 1 and 2; thence with the line between said Lots, North 2 1/2 degrees East 300 feet more or less to a point; thence South 87 degrees 48' East 349.90 feet to a point in dividing line of Lots Nos. 2 and 3; as shown on said Plan; thence with the line between said lots , South 2 1/3 degrees West 300 feet to a point in the center of an Avenue or Lane; thence with the center of the same, North 87 1/2 degrees West 350 feet to the point of beginning.

Being a part of the same property conveyed to John S. Proctor, Jr, and wife, Elsie Smith Proctor. The said Elsie Smith Proctor having died on April 2, 1966. The said John S. Proctor, Jr. having since married June Katherine Wiggerman Proctor. The said John S. Proctor, Jr. having since died intestate on April 1, 1989 leaving the following heirs-at-law from his marriage to Elsie Smith Proctor: (1) Carolyn Ann Isom; (2) Donald R. Proctor, Sr. (who died intestate leaving his wife, Bonnie Jean Proctor, a daughter, Chemberland P. Shultz, a son, Donald R. Proctor, Jr. and a son, Ronald A. Proctor; (3) John S. Proctor, III (4) C. Elwin Proctor (5) James R. Proctor, Sr. (6) Joe Anthony Proctor, Sr. (who died intestate at the age of 35, and who predeceased his father, John S. Proctor, Jr.. One child was born to Joe Anthony Proctor, Sr., a son, Joe Anthony Proctor, Jr. (6) Lela Nell Peebles (7) Evelyn Marie Williams (8) Gary W. Proctor. The said June Katherine Wiggerman Proctor having died intestate on May 23, 2012 leaving the following heirs: (1) Mark Daniel Proctor and (2) William David Proctor.

During the lifetime of June Katherine Wiggerman Proctor, a value was established and agreed to as to the real property at 920 Reeves Road, Antioch,TN 37013. The agreed value was paid by June Katherine Wiggerman Proctor proportionately to the heirs of John S. Proctor, Jr. and his first wife Elsie Smith Proctor, who are listed above, and all of whom did execute Quitclaim Deeds to convey all their, right, title and interest in and to property described above to June Katherine Wiggerman Proctor. All such Quitclaim Deeds are of record in the Register's Office for Davidson County, Tennessee.

Further, the heirs of John S. Proctor, Jr. and wife, June Katherine Wiggerman Proctor, Mark Daniel Proctor and William David Proctor likewise executed Quitclaim Deeds to convey all their right, title and interest in and to property described above to June Katherine Wiggerman Proctor and those Quitclaim Deeds are also of record in the Register's Office for Davidson County, Tennessee.

June Katherine Wiggerman Proctor having since died intestate on May 23, 2012 leaving Mark Daniel Proctor and William David Proctor as her only heirs-at-law. The Estate of June Katherine Wiggerman Proctor was administered in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 12P-1890. An Administrator's Deed was executed on September 12, 2013 by Mark Daniel Proctor, Administrator of said Estate conveying above described property to Mark Daniel Proctor and William David Proctor, tenants in common, which deed is of record as Instrument No. 20131004-01104757, Register's Office for Davidson County, Tennessee.

THE ABOVE DESCRIBED PROPERTY IS CONVEYED SUBJECT TO THE RIGHT-OF-WAY OF REEVES ROAD AND SUBJECT TO EASEMENTS, IF ANY, OF RECORD.

unimproved ☐

This is improved ☑ property, known as 920 Reeves Road, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our, heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 11th day of December, 2015.

Mark Daniel Proctor

William David Proctor

STATE OF TENNESSEE

COUNTY OF Davidson

On this 11th day of December, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Mark Daniel Proctor and William David Proctor**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
January 09, 2018

Notary Public,

Deanie L. Gregory
State of Tennessee
Notary Public
Davidson County

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115