# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150108364 DEEDWARR
Recvd: 12/23/15 09:21 2 pgs
Fees:13.00 Taxes:403.30

20151223-0129060

B-BH-15-115-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,000.00

Patrick Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF DECEMBER, 2015

Notary Public

MY COMMISSION EXPIRES: 1-6-18 (AFFIX SEAL)

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Patrick Brown** | new owner | |
| (NAME) | (NAME) | **085-15-0A-015.00-CO** |
| **115 Spring Place Drive** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37214-2222** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **PATRICK O. PROCTOR, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **PATRICK BROWN, UNMARRIED MAN,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 115 on the Plan of Spring Place Condominiums as described and shown on the site layout in Book 6780, Page 289, attached to the Master Deed for Spring Place Condominiums of record in Book 6780, Page 229 and the By-Laws appended thereto of Book 6780, Page 265, said Register's Office, and addendums thereto, to which reference is hereby made.

Being the same property conveyed to A & P Wedgewood, a Tennessee General Partnership, with Patrick O. Proctor, Allyson H. Proctor and Wedgewood Properties, Inc., being all the partners by Warranty deed from James H. Littlejohn and wife, Lisa L. Littlejohn of record in Instrument No. 20060131-0012134 Register's Office for Davidson County, Tennessee, dated January 31, 2006 and recorded on January 31, 2006.

The said Wedgewood Properties, Inc. having since dissolved, the said Patrick O. Proctor being the sole shareholder.

The said A&P Wedgewood having since dissolved, the said Wedgewood Properties, Inc., Patrick O. Proctor and Allyson H. Proctor being all of the partners.

This conveyance is subject to:
- Taxes for the year 2016.
- Plan of record in Plat Book 5780, Page 229, Book 6250, Page 830, amended in Book 7213, Page 125, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Spring Place Condominiums of record in Book 6780, Page 229, Book 7213, Page 121, Register's Office for Davidson County, Tennessee.
- By-Laws of Spring Place of record in Book 6780, Page 265, re-recorded in Book 7213, Page 121, amended in Book 7242, Page 924 and Instrument No. 20020709-0082174, in the Register's Office for Davidson County, Tennessee.
- Articles of record in Book 7233, Page 933, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Strom Drainage Easement of record in Book 5180, Page 910, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 7233, Page 933, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 7597, Page 738, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **115 Spring Place Drive , Nashville, Tennessee 37214-2222**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), their heirs 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 my/our hand(s) this the 21st DAY OF DECEMBER, 2015.

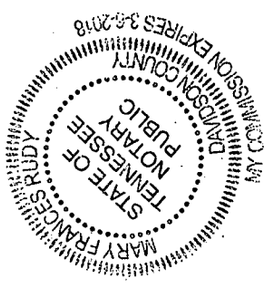
Patrick O. Proctor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATRICK O. PROCTOR, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of December, 2015.

Notary Public
My Commission Expires: 3-6-18
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212