BILL GARRETT, Davidson County
Trans: T20160069309 DEEDQC
Recvd: 08/10/16 12:57 2 pgs
Fees: 12.00 Taxes: 0.00
20160810-0083262

STATE OF TENNESSEE
COUNTY OF DAVIDSON

NEW OWNERS:
James D. Proctor etux
908 Drummond Dr.
Nashville, TN 37211

I hereby declare that the actual consideration for this transfer, or the True Value of the property transferred, whichever is greater is $ 0.00

Deborah Martin
AFFIANT

Sworn to and subscribed before me this 05 day of Aug 2016

JAMAL HIMBIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY of DAVIDSON

Send Tax Notices To:
SAME

Jamal Himbir
Notary Public

My Commission Expires
November 5, 2019
My Commission expires

Map-Parcel Number(s)
119 12 0 137.00

QUIT-CLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and the sufficiency of which is hereby expressly acknowledged, and for the express purpose of conveying by Quit-claim Deed to the GRANTEES herein, the property herein described snd to create a **TENANCY BY THE ENTIRETY**, I **DEBORAH MARTIN, now known as DEBORAH MARTIN PROCTOR** do hereby Quitclaim and convey to, ***JAMES D. PROCTOR and wife, DEBORAH MARTIN PROCTOR, as tenant by the entirety,*** their heirs and assigns forever, all of our right, title and interest for the expressed purpose to create a tenancy by the entirety in the following described real estate, situated in Davidson County, State of Tennessee, and described as follows to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 161 on the Map of Section II, Battlewood, as of record in Book 1835, pages 95 and 96, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property as conveyed to Deborah Martin by Warranty Deed from Richard D. Baker and wife, Cynthia J. Baker, dated January 10, 1994, recorded January 13, 1994 in Book 9219, Pages 751-753, Register's Office for Davidson County, Tennessee.

SUBJECT TO: Easements, building setback lines and certain restrictions as shown of the Plat of Battlewood, Section II, recorded in Book 1835, pages 95 and 96, Register's Office for Davidson County, Tennessee.

SUBJECT TO: All zoning regulations, building restrictions, easements and/or setback lines, rights for public utilities, or other governmental regulations applicable to the property described herein but excluding any covenants conditions or restrictions of record in the Register's Office for Davidson County, Tennessee that would violate Title 42 USC 3604.

And now, I, DEBORAH MARTIN, now known as DEBORAH MARTIN PROCTOR, for the expressed purpose of creating an estate of tenancy by the entirety conveys all our right title and interest to ***JAMES D. PROCTOR and wife, DEBORAH MARTIN PROCTOR, as tenants by the entirety*** to said property herein described and their heirs and assigns forever, do hereby Quitclaim and

convey the same real estate herein described, to which reference is made, and said real estate is conveyed subject to the same limitations, restrictions and encumbrances as may effect the premises, as set out in above.

IN WITNESS WHEREOF, the said DEBORAH MARTIN now known as DEBORAH MARTIN PROCTOR does hereby set her signature(s) on the 5th day of Aug, 2016

Deborah Martin
DEBORAH MARTIN

Deborah Martin Proctor
a/k/a DEBORAH MARTIN PROCTOR

State of Tennessee

County Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, DEBORAH MARTIN, now known as DEBORAH MARTIN PROCTOR, the bargainer(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing Quit-Claim Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 05 day of Aug, 2016

Jamal Himbir
NOTARY PUBLIC

My commission expires My Commission Expires November 5, 2019

JAMAL HIMBIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY of DAVIDSON

The street address of the herein described property is believed to be 908 Drummond Drive, Nashville, Davidson County, Tennessee, 37211 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 instrument was prepared from information furnished by the Grantor herein and the preparer of this deed makes no representation as to the status of the title of the property described herein, or as to the accuracy of the description.

The preparer of this instrument advised the parties to read the above mentioned disclaimers and acknowledge having understood the same by signing their names hereto.

Prepared by: Real Estate Title Services 4741 Trousdale Dr., Ste. 4, Nashville, TN 37220