WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160079617 DEEDWARR
Recvd: 09/12/16 11:09 2 pgs
Fees:13.00 Taxes:473.60
20160912-0095516

W-FSBO-16-113

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,000.00.

Frank B. Graham IV
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8th DAY OF SEPTEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/20/19
(AFFIX SEAL)

NATHAN KEITH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

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)
Frank B. Graham, IV and Brenda G. Graham	new owner	
(NAME)	(NAME)	**085-15-0A-013.00**
113 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 by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PATRICK O. PROCTOR, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **FRANK B. GRAHAM, IV AND BRENDA G. GRAHAM, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 113 on the Plan of Spring Place Condominiums, as described and shown on site layout of record in Plat Book 6780, Page 289, attached to the Master Deed for Spring Place Condominiums of record in Book 6780, page 229, as amended in Instrument No. 200207090082174, and the By-Laws appended thereto of record in Book 6780, page 265, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to CPC-Wedgewood, L.P. by Quitclaim deed from G. Nelson Crowe, II of record in Book 11307, page 537, Register's Office for Davidson County, Tennessee, dated January 17, 1997 and recorded on January 22, 1997.

Being the same property conveyed to Patrick O. Proctor married, by Quit Claim Deed from CPC-Wedgewood, L.P., simultaneously herewith in Instrument Number 20160912-0095515 Register's Office for Davidson County, Tennessee. This property has never been the primary or marital residence of the grantor herein.

This conveyance is subject to:
- Taxes for the year 2016.
- Covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Spring Placeof record in Book 6780, Page 229, as amended in Instrument No. 200207090082174, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 6780, Page 265, addendum to Master Deed and Bylaws of record in Book 7213, page 121 and Book 7242, page 924, 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: **113 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 8th DAY OF SEPTEMBER, 2016.

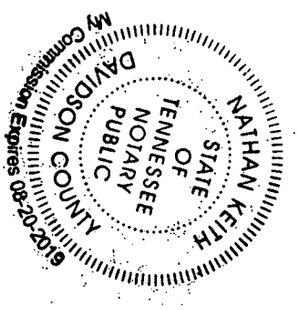
Patrick O. Proctor

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 8th of September, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



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