WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170027245 DEEDWARR
Recvd: 03/31/17 11:11 2 pgs
Fees:13.00 Taxes:388.50
20170331-0031536

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

X Deanna Reyes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of March, 2017.

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES January 09, 2018
(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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.	14816000100
(NAME)	(NAME)	
3008 Lookout Point	3008 Lookout Point	
(ADDRESS)	(ADDRESS)	
Greenbrier, TN 37073	Greenbrier, TN 37073	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I, WILLIAM D. PROCTOR, unmarried, HEREINAFTER CALLED THE GRANTOR, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, being Lot No. 1 on the Plan of Lori Heights, of record in Book 3106, Page 123, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a complete description thereof.

Being the same property conveyed to William H. Wiggerman and wife, Katherine Koelsch Wiggerman by Warranty Deed dated October 8, 1975 from Marcus A. Smith and wife, Bernice S. Smith which deed is of record in Book 4960, Page 186, Register's Office for Davidson County, Tennessee. The said Katherine Koelsch Wiggerman died on March 31, 1977 leaving William H. Wiggerman as the surviving tenant by the entirety. The said William H. Wiggerman aka William Herman Wiggerman died intestate on January 15, 1987 leaving a daughter, June Wiggerman Proctor as his only heir-at-law per Affidavit of Heirship recorded in Book 8222, Page 123, said Register's Office. The said June Wiggerman Proctor executed a Quitclaim Deed dated May 1, 1991 for the purpose of creating joint tenancy with right of survivorship in herself and William D. Proctor, which Quitclaim Deed is of record in Book 8344, Page 690, said Register's Office. Following a divorce between William D. Proctor and Angela Jo Proctor, Case No. 97D-2560 in the Fourth Circuit Court for the State of Tennessee, Davidson County, the said Angela Jo Proctor executed a Quitclaim Deed for the purpose of conveying all her right, title and interest, if any, in and to the above described property to William D. Proctor which Quitclaim Deed is of record in Bok 11534, Page 165, said Register's Office. The said June Wiggerman Proctor having since died on leaving William D. Proctor as the surviving joint tenant with right of survivorship.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2017 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO ALL MATTERS SET FORTH ON THE PLAN OF LORI HEIGHTS, OF RECORD IN BOOK 3106, PAGE 123, REGISTER'S AND SUBJECT TO RESTRICTIVE COVENANTS AND EASEMENTS OF RECORD AFFECTING SUBJECT PROPERTY.

unimproved ☐

This is improved ☑ property, known as 4729 Lori Drive, 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 I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my, 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 my hand this 30th day of March, 2017.

William D. Proctor

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 30th day of March, 2017, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **William D. 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 he executed the same as his 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