QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 60544 DEEDQC
02/20/2018 04:21:56 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180220-0016225

WILLIAM E GROVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF February, 2018.

Notary Public

MY COMMISSION EXPIRES: 8/20/2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Patrick O. Proctor (NAME)	**Same** (NAME)	
2411 Sterling Road		**085150A00900CO** **085150A00200CO**
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37215		
(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,

CPC-WEDGEWOOD, L.P. ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

PATRICK O. PROCTOR ("GRANTEE")

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:

PARCEL 1 – 109 SPRING PLACE DRIVE, NASHVILLE, TN 37214

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 109 ON THE PLAN OF SPRING PLACE CONDOMINIUMS, AS DESCRIBED AND SHOWN ON SITE LAYOUT IN BOOK 6780, PAGE 289, ATTACHED TO MASTER DEED FOR SPRING PLACE CONDOMINIUMS OF RECORD IN BOOK 6780, PAGE 229, AND THE BY-LAWS APPENDED THERETO OF RECORD IN BOOK 6780, PAGE 265, SAID REGISTER'S OFFICE, AND ADDENDUMS THERETO, TO WHICH REFERENCE IS HEREBY MADE.

BEING THE SAME PROPERTY CONVEYED TO **CPC-WEDGEWOOD, L.P.**, BY QUITCLAIM DEED FROM **PATRICK OWEN PROCTOR**, OF RECORD IN BOOK **11307**, PAGE **535**, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

FURTHER BEING THE SAME PROPERTY CONVEYED TO **PATRICK OWEN PROCTOR**, BY DEED FROM **WALTER L. TIMMONS**, OF RECORD IN BOOK **8751** PAGE **928**, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID PATRICK OWEN PROCTOR JOINS IN THIS CONVEYANCE TO CONVEY ANY POTENTIAL RESIDUAL INTEREST HE MAY HAVE IN THE PROPERTY DUE TO THE ERRONIOUS OMMISSION OF THE LEGAL DESCRIPTION IN SAID QUITCLAIM DEED OF RECORD IN BOOK **11307**, PAGE **535**, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PARCEL 2 – 102 SPRING PLACE DRIVE, NASHVILLE, TN 37214

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 102 ON THE PLAN OF SPRING PLACE CONDOMINIUMS, AS DESCRIBED AND SHOWN ON SITE LAYOUT IN BOOK 6780, PAGE 289, ATTACHED TO MASTER DEED FOR SPRING PLACE CONDOMINIUMS OF RECORD IN BOOK 6780, PAGE 229 AND THE BY-LAWS APPENDED THERETO OF RECORD IN BOOK 6780, PAGE 265, SAID REGISTER'S OFFICE, AND ADDENDUMS THERETO, TO WHICH REFERENCE IS HEREBY MADE.

BEING THE SAME PROPERTY CONVEYED TO **CPC-WEDGEWOOD, L .P.** BY WARRANTY DEED FROM **DONNA L. DIAL**, OF RECORD IN **BOOK 9275 PAGE 838**, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This instrument has been prepared by information provided by the parties
No title search was conducted and no representations regarding title have been made by the Drafter

This is **improved** property known as: **109 SPRING PLACE DRIVE, NASHVILLE, TN 37214**
102 SPRING PLACE DRIVE, NASHVILLE, TN 37214

Witness our hands this the 20th day of Feb., 2018.

CPC-Wedgewood, L.P.

By: _____
Patrick O. Proctor
Partner

By: _____
Allyson H. Proctor
Partner

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Patrick 0.Proctor**, signing for **CPC-Wedgewood, L.P.,** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a partner of **CPC-Wedgewood, L.P.,** the within named bargainor, a partnership, and that he as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 20th day of Feb, 2018.

_____
Notary Public

My Commission Expires: 7-6-2020

KATHERINE VINCENT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Allyson H. Proctor**, signing for **CPC-Wedgewood, L.P.,** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be a partner of **CPC-Wedgewood, L.P.,** the within named bargainor, a partnership, and that she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 20th day of Feb., 2018.

_____
Notary Public

My Commission Expires: 7-6-2020

KATHERINE VINCENT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY