Bill Garrett Davidson County
Batch# 80184 DEEDWARR
04/12/2018 10:50:07 AM 2 pgs
Fees: $13.00 Taxes: $551.30

20180412-0034454

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: 03-08-21
(AFFIX SEAL)

JM-RCH-18-0109

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)
Barton Wade Spain and Brynna Vos Spain **Stephen John Vos and Beverly Vos**	Shelter Lending Services	
(NAME) 213 Eldon Court	(NAME) P.O. Box 740039	085-15-0A-009.00-CO
(ADDRESS) Nashville, TN 37214	(ADDRESS) Cincinnati, OH 45274-0039	
(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 A/K/A PATRICK OWEN PROCTOR, A MARRIED MAN** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BARTON WADE SPAIN AND BRYNNA VOS SPAIN, HUSBAND AND WIFE, AS TO AN UNDIVIDED 50% INTEREST AND STEPHEN JOHN VOS AND BEVERLY VOS, HUSBAND AND WIFE, AS TO AN UNDIVIDED 50% INTEREST,** 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. 109 on the Plan of Spring Place Condominiums, as described and shown on 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 record in Book 6780, Page 265, Register's Office for Davidson County, Tennessee, and addendums thereto, to which reference is hereby made.

Being the same property conveyed to Patrick O. Proctor by Quitclaim Deed from CPC-Wedgewood, L.P., of record in Instrument No. 20180220-0016225, Register's Office for Davidson County, Tennessee, dated February 20, 2018 and recorded on February 20, 2018.

The said Patrick O. Procter and Patrick Owen Proctor are one and the same.

The subject property was not the marital residence of the grantor.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years
- Master Deed establishing a Horizontal Property Regime of Spring Place Condominiumsof record in Book 6780, Page 229, as amended in instrument No. 20020709-0082174, 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: **109 Spring Place Drive, Nashville, Tennessee 37214**.

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 11th DAY OF APRIL, 2018.

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 11th of April, 2018.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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