WARRANTY DEED

JORDAN T MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

JM-RCH-18-102

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: 01-06-2020 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

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

Bill Garrett Davidson County
Batch# 82414 **DEEDWARR**
04/18/2018 01:42:21 PM 2 pgs
Fees: $13.00 Taxes: $551.30

20180418-0036613

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Tiffany Robinson	**Primary Residential Mortgage, Inc.**	
(NAME)	(NAME)	**085-15-0A-002.00-CO**
102 Spring Place Drive	**1480 North 2200 West**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	**Salt Lake City, UT 84116**	
(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 **TIFFANY ROBINSON, AN UNMARRIED WOMAN,** 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. 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 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 subject property is not the marital residence of the grantor and as such the spouse of the grantor does not join in the execution of this instrument as there is no marital interest to convey.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years
- Master Deed establishing a Horizontal Property Regime of Spring Place Condominiums of 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 B-Llaws of record in Book 7213, page 121 and Book 7242, page 924, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 7597, Page 738, in the Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Book 7233, Page 933, 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: **102 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 17th 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 17th 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