WARRANTY DEED

Bill Garrett
Batch# 97591
05/29/2018 11:06:17 AM
Fees: $13.00 Taxes: $159.10

Davidson County
DEEDWARR
2 pgs

20180529-0050852

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

My Comm. Expires
June 22, 2021

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $43,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24th day of May, 2018

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Norman Ray Aldridge and Ashley Renee Ervin	The Farmers Bank	28 - 86
(NAME)	(NAME)	
5020 Ridge Hill Drive	P.O. Box 10	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Portland,, TN 37148	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20181351

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, David Proctor, married, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Norman Ray Aldridge and Ashley Renee Ervin, husband and wife, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Certain real property situate in the 14th Civil District of Davidson County, Tennessee, and described as follows, to-wit:

BEGINNING at an existing iron pin lying on the Northerly margin of Ridge Hill Drive at the Southwest corner of the Farris Reed property; thence running with the said margin of Ridge Hill Drive, North 80° 46' 06" West, a distance of 346.70 feet to an existing iron pin at the Southeast corner of the Robert H. Hay property; thence leaving said margin of Ridge Hill Drive and running with the Easterly line of the said Hay property North 6° 02' 35" East, a distance of 321.89 feet to an existing iron pin at the Southeast corner of the Danny R. Barnes property; thence with the Southerly line of the Barnes property South 88° East a distance of 373.34 feet to an existing iron pin at the Northwest corner of the Farris Reed property; thence South 10° 07' 43" West, a distance of 368.44 feet to the point of beginning, containing 2.84 acres, more or less.

BEING the same property conveyed to David Proctor by Warranty Deed from Billy Parker and wife, Pam Parker dated September 17, 1990 and filed of record in Book 8201, page 716, Register's Office for Davidson County, Tennessee.

The property conveyed above is not the primary marital residence of the Grantor herein.

Unimproved ☐

This is improved ☒ property, known as 5020 Ridge Hill Drive, Joelton, TN 37080
(House No.) (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 GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 24th day of May, 2018

David Proctor

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, David 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 such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th of May, 2018.

Notary Public
My Commission Expires:

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires June 22, 2021