WARRANTY DEED

Bill Garrett Davidson County
Batch# 106387 DEEDWARR
06/19/2018 10:31:01 AM 2 pgs
Fees: $13.00 Taxes: $565.73

20180619-0058818

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

JM-RMX-18-118

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)
Jo Ann Hill	**NEW OWNER**	
(NAME)	(NAME)	
1723 South Maplewood Ave.		**085-15-0A-018.00-CO**
(ADDRESS)	(ADDRESS)	
Tulsa, OK 74112		
(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 **JO ANN HILL, 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. 118 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, married by Quitclaim deed from CPC-Wedgewood, L.P. and George Nelson Crowe, II of record in Instrument No. 20180319-0025719 Register's Office for Davidson County, Tennessee, dated March 14, 2018 and recorded on March 19, 2018.

The subject property was not the marital residence of the grantor and as such, his spouse does not join in the execution of this instrument.

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.
- Deed of Conveyance of record in Book 7597, Page 738, 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: **118 Spring Place #118, 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 14th DAY OF JUNE, 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 14th of June, 2018.

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

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