Bill Garrett Davidson County
Batch# 123403 DEEDWARR
08/01/2018 12:22:30 PM 3 pgs
Fees: $18.00 Taxes: $554.63
20180801-0075149

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $149,900.00.

Affiant

Subscribed and sworn to before me, this 31st day of July, 2018.

Notary Public
My commission expires: 12/20/2020

CHERI D BAYER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

05-1807-67325

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
James E. Owens, Jr. 1016 Heritage Drive Madison TN 37115	NEW OWNER	042-11-0-A-016.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Leslie Aguilar, Successor Trustee of the Revocable Trust Agreement of Robert Proctor and Georgia Proctor dated January 21, 2008**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Sydney M. Owens, an unmarried woman, and James E. Owens Jr., an unmarried man**, hereinafter called the Grantees, their successors and assigns, a 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. 1016 in a Horizontal Property Regime on the Plan of Section One, Heritage Village Condominium, as established by the Master Deed for Heritage Village Condominium of record in Book 4758, Page 179; Book 4808, Page 829; Book 5102, Page 383; Book 6380, Page 989; Book 6484, Page 287; Book 9654, Page 906; and Instrument No. 20040804-0093767, and as shown on the plan of record in Book 4675, Page 46, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert Lesley Proctor and wife, Georgia Ann Proctor by deed from David L. Pollack, Trustee, dated December 29, 1976, recorded December 30, 1976, of record in Book 5101, Page 945, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Robert L. Proctor and wife, Georgia Ann Proctor, Trustees under the Revocable Trust Agreement of Robert Proctor and Georgia Proctor dated January 21, 2008 by Quitclaim Deed from Robert L. Proctor and wife, Georgia Ann Proctor, dated March 13, 2008, recorded March 25, 2008, of record in Instrument No. 20080325-0029481, Register's Office for Davidson County, Tennessee. The said Georgia Ann Proctor predeceased husband, Robert L. Proctor, on August 26, 2016. The said Robert L. Proctor having since died on March 26, 2018. Leslie Aguilar is the Successor Trustee of the Revocable Trust Agreement of Robert Proctor and Georgia Proctor dated January 21, 2008. Abstract of Trust of record in Instrument No. 20080325-0029480, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1016 Heritage Drive, Madison, TN 37115.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 31st day of July, 2018.

Leslie Aguilar, Successor Trustee of the Revocable Trust Agreement of Robert Proctor and Georgia Proctor dated January 21, 2008

Leslie Aguilar, Successor Trustee of the Revocable Trust Agreement of Robert Proctor and Georgia Proctor dated January 21, 2008

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Leslie Aguilar, Successor Trustee of the Revocable Trust Agreement of Robert Proctor and Georgia Proctor dated January 21, 2008**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Hendersonville, Tennessee, this 31 day of July, 2018.

Notary Public at Large

My commission expires: 10-20-19

Witness my hand in Hendersonville, TN, this 31st day of July, 2018.

State of Tennessee at Large

My Commission expires: 10-20-19

STATE OF TENNESSEE NOTARY PUBLIC

TRUE COPY CERTIFICATION

I, Jason Nguyen, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jason Nguyen

State of Tennessee

County of Wilson

Personally appeared before me, Cheri D. Bayer, a notary public for this county and state, Jason Nguyen, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Cheri D. Bayer

My commission expires: 12/20/2020

Notary Seal:

