THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood. TN 37027

Bill Garrett Davidson County
Batch# 130843 DEEDWARR
08/20/2018 10:14:08 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20180820-0082153

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 250,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roger Proctor		
4487 Post Place, Unit 147		103-15-0B-147.00
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **Linda Joyce Rotella and William Joseph Smith and Dorothy Jean Grimes, heirs of Aubrey A. Kirkpatrick, deceased**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Roger L. Proctor and Marjorie H. Proctor, 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:

Land in Davidson County, Tennessee, being Unit No. 147 on the Plan of Lion's Head Condominium Apartments of record in Book 5200, Page 82, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Aubrey A. Kirkpatrick, an unmarried person by Warranty Deed from Estate of Martha Van Dyck Rushing, George Van Dyck Rushing, Executor Richard Giles Rushing of record in Instrument No. 20030409-0047189, Register's Office for Davidson County, Tennessee, dated April 04, 2003 and recorded on April 09, 2003.

Being the same property conveyed to Aubrey A. Kirkpatrick and wife Pauline M. Kirkpatrick, as tenants by the entireties with rights of survivorship by Quitclaim Deed from Aubrey A. Kirkpatrick of record in Instrument No. 20030623-0086376, Register's Office for Davidson County, Tennessee, dated June 18, 2003 and recorded on June 23, 2003. The said Pauline M. Kirkpatrick having since died October 28, 2017, leaving Aubrey A. Kirkpatrick surviving tenant by the entirety. The said Aubrey A. Kirkpatrick having since died on February 10, 2018. The Last Will and Testament of Aubrey Allison Kirkpatrick having been duly admitted to probate in the Circuit Court of Davidson County, Tennessee, Probate Division, under Docket No. 18P579. Linda Joyce Rotella, William Joseph Smith and Dorothy Jean Grimes are the heirs pursuant to the Last Will and Testament of Aubrey Allison Kirkpatrick.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **4487 Post Place, Unit 147, Nashville, TN 37205.**

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 we do covenant with the said GRANTEES 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 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 our hands this the 17th day of August, 2018.

Linda Joyce Rotella

Linda Joyce Rotella

William Joseph Smith by Linda Joyce Rotella, His attorney-in-fact

William Joseph Smith by Linda Joyce Rotella, Attorney-in-Fact

Dorothy Jean Grimes by Linda Joyce Rotella, her Attorney-in-fact

Dorothy Jean Grimes by Linda Joyce Rotella, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Linda Joyce Rotella** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 17th day of August, 2018.

My Commission expires 11/3/20

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Linda Joyce Rotella** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **William Joseph Smith**, as his Attorney in Fact, as the free act and deed of the within named **William Joseph Smith**.

Witness my hand and official seal this the 17th day of August, 2018.

My Commission expires 11/3/20

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Linda Joyce Rotella** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Dorothy Jean Grimes**, as her Attorney in Fact, as the free act and deed of the within named **Dorothy Jean Grimes**.

Witness my hand and official seal this the 17th day of August, 2018.

My Commission expires 11/3/20

Notary Public