Karen Y Johnson Davidson County
Batch# 137513 DEEDWARR
09/06/2018 09:59:18 AM 2 pgs
Fees: $13.00 Taxes: $943.50
20180906-0088244

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00.

Elaine C. Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of September, 2018.

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Notary Public
MY COMMISSION EXPIRES: 1-24-22
File No. G18-3129

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Adam Van Dyke, Trustee of Richer Experience 401K Trust (NAME)	New Owner (NAME)	083-06-0-025
2025 Lynnwood DR (STREET ADDRESS)	" (STREET ADDRESS)	
Franklin TN 37069 (CITY) (STATE) (ZIP)	" (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Ross David Proctor, Devisee of The Estate of Barbara Joan Proctor**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Adam Van Dyke, as Trustee for The Richer Experience 401K Trust**, 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, TN, Being Lot No. 26 on the Map showing subdivision of Lots No. 8, 9 and 10 and part of Lot No. 7 in Block "A", Lots 13 and 14 in Block "B" and all of Block "C" in subdivision of Weakley Place, of record in Book 547, Page 12, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Ross Joan Proctor by Last Will and Testament of Barbara Joan Proctor, dated December 2, 2017 from Barbara Joan Proctor, unmarried, recorded April16, 2018, in Instrument Number 20180416-0035460, in the Register's Office for Davidson County, Tennessee.

Barbara Joan Proctor having since died testate on December 2, 2017, Pursuant to Last Will and Testament as filed of record in Case Number 18P264, Chancery (Probate) Court for Davidson County, Tennessee, said property was devised to Ross David Proctor.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 547, Page 12, Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1617 Sumner Avenue, Nashville, TN 37206.

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. Whenever 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 4th day of September, 2018.

The Estate of Barbara Joan Proctor

By:_____
Ross David Proctor, Devisee

STATE OF Tennessee
COUNTY OF Davidson}

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Ross David Proctor, Devisee of The Estate of Barbara Joan Proctor, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Devisee of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 4th day of September, 2018.

_____
Notary Public

My Commission Expires: 8/27/22

D. SCOTT SHOLAR STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066