31273-8 Box 14

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 153783 DEEDWARR
10/24/2018 12:34:22 PM 2 pgs
Fees: $13.00 Taxes: $481.00

20181024-0105431

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$130,000.00.**

Affiant

Subscribed and sworn to before me, this the 23rd day of October, 2018.

Notary Public

My commission expires: 3-8-22
(AFFIX SEAL)

ANNA AGEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jayme Rosenberger	**New Owner**	**Map 101-00-0 Parcel 178.00**
4208 Aberdeen Road		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Barbara Proctor, a single woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jayme Rosenberger

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 lying in the 8th Civil District of Davidson County, Tennessee, being formerly described as Tract No. 4 of the William F. Sullivan subdivision, unrecorded, described as follows:

Beginning at an iron pin set in the north margin of River Road Pike being the southwest corner of the Pamela Sullivan Anderson Property as recorded in Instrument number 20060412-0042060, Register's Office for Davidson County; thence along said River Road Pike, with a 547.97' radius curve to the right, having a central angle of 19°17'45", a tangent length of 93.15', an arc length of 184.54', and a chord bearing and distance of South 79°19'13" West, 183.67' to an iron pin set; thence South 88°58'06" West 128.87 feet to an iron pin set; thence with a 1408.73' radius curve to the left, having a central angle of 12°00'26", a tangent length of 148.16', an arc length of 295.22', and a chord bearing and distance of South 82°57'53" West, 294.68' to a point on bluff; thence South 76°57'40" West 142.05 feet to a point on bluff; thence with a 256.00' radius curve to the right, having a central angle of 28°54'58", a tangent length of 66.01', an arc length of 129.20', and a chord bearing and distance of North 88°34'51" West, 127.83 feet to an iron pin set on bluff; thence North 19°19'11" East 459.48 feet to an iron pin set; thence North 54°19'11" East 500.00 feet to an iron pin set; thence South 26°24'31" East 696.59 feet to the point of beginning. Said property containing 8.21 acres more or less, as calculated by the above described courses and distances.

Being the same property conveyed to Marshall Proctor and wife, Barbara Proctor, by Deed dated June 6, 1988 from William F. Sullivan and wife, Shirley Sullivan, of record in Book 7564, Page 677, Register's Office for Davidson County, Tennessee. The said Marshall Proctor having died on June 21, 1999, and the property was vested in Barbara Proctor as the surviving tenant by the entirety. Barbara Proctor, Executor of the Estate of Marshall Proctor having quitclaimed to Barbara Proctor, single, by Quitclaim Deed dated November 8, 1999, of record in Book 11750, Page 529, said Register's Office.

The conveyance of the above described parcel of land is subject to the following: (1) No insurance is afforded as to the exact amount of acreage contained in the property described herein. (2) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (_X___) Unimproved (____) property, known as **0 River Road Pike, Nashville, TN 37209**

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 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 my/our hand(s) this **23rd** day of **October, 2018.**

Barbara Proctor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Barbara Proctor,** the within named seller, 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 for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **23rd** day of **October, 2018.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21