Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #19-1222

Karen Johnson Davidson County
Batch# 246836 DEEDWARR
06/21/2019 09:51:23 AM 2 pgs
Fees: $13.00 Taxes: $900.95
20190621-0060038

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Teresa R. Pugh, unmarried woman**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Benjamin T. Proctor and Tia Rose Mirenda, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 69 on the Map of Raymond Heights of record in Plat Book 1424, page 141, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Teresa R. Pugh by deed from Bary Dean Hayslip and wife, Deborah K. Haislip, dated May 14, 1993, of record in Book 8955, Page 679, and further by Quitclaim Deed of record in Book 11058, page 227, dated May 12, 1998, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1990 Loney Drive, Nashville, TN 37210.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 19th day of June, 2019.

Teresa R. Pugh

State of Tennessee)
County of Davidson)

On this 19th day of June, 2019, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Teresa R. Pugh, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 243,500.00.

Elaine C. McWilliamson
Affiant

Sworn and subscribed before me on this the 19th day of June, 2019.

Notary Public

My Commission Expires: 1-24-22

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NEW OWNER:
Benjamin Proctor
1990 Loney Drive
Nashville, TN 37210

RESPONSIBLE FOR TAX PAYMENT:
DAS Acquisition Co
12140 Woodcrest Exec H-150
St. Louis MO 63141

TAX MAP-PARCEL #:
106-14-0-054.00