Karen Johnson Davidson County
Batch# 317128 DEEDWARR
11/18/2019 03:35:30 PM 2 pgs
Fees: $13.00 Taxes: $573.50
20191118-0118915

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

Birthright Title Agency
405 Two Mile Pike, Suite B
Goodlettsville, TN 37072
BTA# 2019111064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Socheata Kuch 909 Stockell Street Nashville, TN 37207	Socheata Kuch Same	082-03-0-214.00

WARRANTY DEED

THIS INDENTURE, made this 15th day of November, 2019 between **THERESA PROCTOR**, an unmarried woman, a resident of Davidson County, Tennessee ("Grantor") and **SOCHEATA KUCH**, married, a resident of Davidson County, Tennessee, as her sole and separate property ("Grantee"),

FOR AND IN CONSIDERATION OF $1.00 and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, the Grantor has this day bargained, sold, transferred, and conveyed and by these presents does bargain, sell, transfer and convey unto the Grantee the following said real property, to wit:

SITUATED in Davidson County, State of Tennessee, described as follows, to-wit:

BEING a Lot of land Northeast Nashville, and being a part of the A. C. Webb Gatewood Tract of Land described as follows; Beginning on the easterly margin of Stockwell Street 200 feet north of the northerly margin of Cleveland Street formerly Joy Avenue; thence at right angles eastwardly 100 feet to the westerly margin of a 12-foot alley as dedicated by an instrument of record in Book 1194, page 367, Register's Office for said County; thence northwardly along the westerly margin of said alley 50 feet; thence at right angles westwardly 100 feet to the easterly margin of Stockwell Street; thence with the margin of the same southwardly 50 feet to the point of beginning.

BEING the same property conveyed to Russell H. Proctor and wife, Theresa Proctor by Quitclaim Deed from Russell H. Proctor of record in Instrument No. 20031002-0145717 in the Register's Office for Davidson County, Tennessee, dated September 25, 2003 and recorded on October 02, 2003, re-recorded in Instrument No. 20040129-0011179. Russell H. Proctor died on or about July 29, 2011, leaving Theresa Proctor the surviving tenant by the entirety.

NO NEW BOUNDARY SURVEY WAS DONE AT TIME OF CONVEYANCE.

THIS CONVEYANCE IS SUBJECT to all applicable restrictions, easements, set-back lines, and other conditions shown of record in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT to Davidson County, Tennessee taxes for the current year, which are prorated between the parties hereto.

With the hereditaments and appurtenances thereunto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** aforesaid real estate to the Grantee, their successors and assigns in fee simple forever.

Grantor covenants that Grantor, for Grantor and for Grantor's heirs, executors and administrators, is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against lawful claims of all persons whomsoever.

WHENEVER used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has hereunder set Grantor's hand and seal as of the date first recited above.

Theresa Proctor

THERESA PROCTOR

STATE OF TENNESSEE

COUNTY OF Davidson

On this 15th of November, 2019, before me personally appeared Theresa Proctor, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Notary Public
Commission expires: 7/9/2022

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$155,000.00**, which amount is equal to or greater than the amount which property transferred would command at a fair and voluntary sale.

Affiant/Grantee

Subscribed and sworn to before me this 15th day of November, 2019.

Regina V. Sullo

Notary Public
My commission expires: 11.8.22

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

True Copy Certification

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

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellara Lowhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19