BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 479249 **DEEDWARR**
09/21/2020 09:29:24 AM 2 pgs
Fees: $13.00 Taxes: $3,700.00

20200921-0107621

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,000,000.00

Kathy Snider
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18th DAY OF September, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA B. CHERRY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY, TENN My Commission Expires August 30, 2021

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joel A. Fulmer	New Owner	
(NAME)	(NAME)	
911 Westview Ave		130 05 0 137.00
(ADDRESS)	(ADDRESS)	
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, **DAVID YOUNG PROCTOR, III, MARRIED AND LOUISE MERRILL PROCTOR WEBER, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOEL A. FULMER AND HAYDEN FULMER, 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 Lot No. 10 of Block 1, THE HIGHLANDS OF BELLE MEADE, as shown on plat of record in Plat Book 547, Page 180, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to David Y. Proctor and wife, Mary E. Proctor by Warranty Deed from Joe R. Townes, an unmarried person, of record in Book 5744, Page 886, in the Register's Office of Davidson County, Tennessee, dated May 7, 1981 and recorded May 13, 1981.

Being the same property conveyed to Glyn S. Proctor, an unmarried person, by Quitclaim Deed from David Y. Proctor, III and wife, Mary E. Proctor of record in Book 6202, Page 480, in the Register's Office of Davidson County, Tennessee, dated August 26, 1983 and recorded December 1, 1983. Glyn S. Proctor died on July 14, 2020. David Young Proctor, III and Louise Merrill Proctor Webber are the devisees under the Will of Glyn Stephens Proctor aka Glyn S. Proctor probated under Docket No. 20P1229, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

This was never a marital residence for the Grantors.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

**RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215**

unimproved _
This is improved x property, known as 1106 Nichol Lane, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 18th day of September, 2020

x _____

DAVID YOUNG PROCTOR, III

x _____

LOUISE MERRILL PROCTOR WEBBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David Young Proctor, III and Louise Merrill Proctor Webber, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of September, 2020.

Commission expires:

_____

Notary Public

