THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 201131664

Karen Johnson Davidson County
Batch# 520397 **DEEDWARR**
11/23/2020 12:24:29 PM 2 pgs
Fees: $13.00 Taxes: $6,475.00

20201123-0137325

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: ~~$1,750,000.00~~

Affiant

Subscribed and sworn to before me, this 20th day of ~~November, 2020.~~

Notary Public
My Commission Expires: _____

WILLIAM T. CHAPMAN, V
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
14 Agincourt, LLC 50 E. Sample Road Suite 400 Pompano Beach, FL 33064	New Owner	Tax Parcel ID No. 159 00 0 257.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Stephen T. Proctor and wife Michelle W. Proctor,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **14 Agincourt, LLC, a Tennessee limited liability company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 of Agincourt Subdivision as shown on the Plat of record in Instrument No. 20040421-0044905, as revised in Instrument No. 20070315-0031515, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete legal description.

Being the same property conveyed to Stephen T. Proctor and wife, Michelle W. Proctor by General Warranty Deed from Terry W. Smith, of record in Instrument No. 20040729-0091012, in the Register's Office of Davidson County, Tennessee, dated July 26, 2004 and recorded on July 29, 2004.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Agincourt Subdivision, as recorded in Instrument No. 20040421-0044905.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Agincourt Subdivision, Revision One, as recorded in Instrument No. 20070315-0031515.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20040504-0050539 as amended in Instrument No. 20070103-0001271.

This is improved property located at 14 Agincourt Way Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 executed this instrument on this 20th day of November, 2020.

Stephen T. Proctor

Michelle W. Proctor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stephen T. Proctor and Michelle W. Proctor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of November, 2020.

Notary Public

My Commission Expires:

