Karen Johnson Davidson County
Batch# 615748 DEEDWARR
04/15/2021 10:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,380.10
20210415-0050315

STATE OF TENNESSEE
COUNTY OF ~~DICKSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $373,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MADISON GONZALEZ
TENNESSEE NOTARY PUBLIC
My Comm Exp. 3/15/2025
COUNTY OF WILLIAMSON

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1904 Highway 46 South, Suite 2
Dickson, TN 37055

17-NSH21-01476

Address of New Owner:	Send Tax Bills to:	Tax Information:
Julia Howley Rickard and Andrew Rickard 717 Settlers Court Nashville, TN 37221	New owner	126-15-0-A-135.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Don Proctor, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Julia Howley Rickard and Andrew Rickard, wife and husband**, hereinafter called the Grantees, their successors 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. 246, on the plan of Resubdivision of Lots 246 & 247, Section Three, Boone Trace at Biltmore, as shown by plat of record in Plat Book 11190, Page 124, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> 24 month chain of title:
>
> Being the same property conveyed to Don Proctor and wife, Anne Proctor by deed from Cynthia A. Doney, unmarried and Cara D. Knipp, unmarried, dated July 29, 2005, recorded August 8, 2005, of record in Instrument No. 20050808-0093414, in the Register's Office for Davidson County, Tennessee. The said Anne Proctor, also known as Bernice Anne Proctor, having since died leaving Don Proctor as surviving tenant by the entirety.

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

This property is improved property known as: 717 Settlers Court, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 9th day of April, 2021

Don Proctor

Don Proctor

STATE OF TENNESSEE

COUNTY OF DICKSON

On this 9th day of April, 2021, before me personally appeared Don Proctor, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

Printed Name: Dawn Devers

Serial Number, if any: _____

My Commission Expires: 9-18-2024

DAWN DEVERS
STATE OF TENNESSEE NOTARY PUBLIC
HUMPHREYS COUNTY
My Commission Expires 09-18-2024

True Copy Certificate of Authenticity

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

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 12/15/2021