Karen Johnson Davidson County
Batch# 830097 DEEDWARR
03/28/2022 03:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,887.00
20220328-0035739

Name and Address of New Owner:
Allan Proctor
700 Tral Street
Nashville, TN 37208

Send Tax Bills To:
700 Tral Street Nashville TN 37208

This Instrument Prepared By:
Limestone Title & Escrow, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

Map & Parcel No: 081-08-3K-001-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Cameron Lancaster, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Allan Proctor, a single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 1, on the plan of THE ARTISAN NORTH TOWNHOMES (FORMERLY DELTA AVENUE TOWNHOMES), a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument 20180807-0077637, amended and restated in Instrument 20190823-0084867, further amended in Instrument 20191122-0120723, Register's Office for Davidson County, Tennessee, reference to which is hereby made or a more complete description.

Being the same property conveyed to Cameron Lancaster, a single man from March Developments, LLC, a Tennessee limited liability company, by Special Warranty Deed dated 01/21/2020 and recorded 01/27/2020 in Instrument No. 20200127-0009498, Register's Office of said County.

Being part of the same property conveyed to March Developments, LLC, a Tennessee limited liability company from 1720 Delta, LLC, a Tennessee limited liability company, by Quitclaim Deed dated 03/29/2018 and recorded 04/02/2018 in Instrument No. 20180402-0030170, Register's Office of said County.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 15th day of March, 2022.

_____(SEAL)
Cameron Lancaster

STATE OF KY
COUNTY OF Jeffers

On this 15th day of March, 2022, before me personally appeared Cameron Lancaster, 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's (or persons') free act and deed.

Witness my hand, at office, this 15th day of March, 2022.

_____
Notary Signature
My commission expires: 4.22.22

Amanda H. Petrie
NOTARY PUBLIC
STATE AT LARGE
KENTUCKY
NOTARY ID# 555570
MY COMMISSION EXPIRES April 22, 2022

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $510,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 15th day of March, 2022.

_____
Notary Signature
My commission expires:

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

Certificate of Authenticity

I, Emily Manno, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 3/15/22.

Date

Affiant Signature

3/15/22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15 day of March, 2022.

Notary's Signature

My Commission Expires: 1/3/23
Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON