WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Dolly [illegible]
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF DECEMBER, 2001.

Catherine M. Wood
Notary Public

MY COMMISSION EXPIRES: ~~May 26, 2001~~ 9/25/04
(AFFIX SEAL)

CATHERINE M. WOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathleen M. Eamon	Countrywide Home Loans	105-11-165
(NAME)	(NAME)	
1807 Neal Terrace	P.O. Box 10212, MS SV 22	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37203	Van Nuys, CA 91410	
(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, John Kincaid, married and Johnny MitchWayne Kincaid, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kathleen M. Eamon, unmarried and Lynarra Featherly, unmarried, as joint tenants with right of suvivorship, 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. 6 of Block "A" on the plan of the subdivision of part of Sophia M. Neal property, of record in Plat Book 1130, Page 4, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to John Kincaid and Johnny Mitchwayne Kincaid, by deed of record in Book 10575, Page 913, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Johnny Mitchwayne Kincaid and Suzanne M. Kincaid by John Kincaid as their Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument 20011227014243, and in Instrument No. 20011227014264 3, respectively, in the Register's Office for Davidson County, Tennessee.

Anita D. Kincaid and Suzanne M. Kincaid join in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

unimproved ☐
This is improved ☒ property, known as 1807 Neal Terrace, Nashville, TN 37203
(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.

Davidson County DEEDWARR
Recvd: 12/27/01 13:55 2pgs
Fees:13.00 Taxes:259.00
20011227-0142644

Witness my/our hand(s) this 21st day of December, 2001.

Anita D. Kincaid

John Kincaid

Suzanne M. Kincaid
By John Kincaid her Attorney-in-fact

Johnny MitchWayne Kincaid
By John Kincaid his Attorney-in-fact

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 John Kincaid and Anita D. Kincaid with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal this the 21st day of December, 2001.

commission expires 5/26/02

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 21st day of December, 2001, before me personally appeared John Kincaid, the person who executed the foregoing instrument on behalf of Johnny Mitchwayne Kincaid and Suzanne M. Kincaid and who acknowledged that he executed the same as the free act and deed of the said Johnny Mitchwayne Kincaid and Suzanne M. Kincaid, through Power of Attorney granted he by the said Johnny Mitchwayne Kincaid and Suzanne M. Kincaid.

Witness my hand and official seal at Nashville, Tennessee this 21st day of December, 2001.

Commission expires: May 26, 2001

Notary Public