# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/22/04 10:29 2pgs
Fees:13.00 Taxes:458.43

20040122-0008512

My Commission Expires Jan. 25, 2006

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,900.00

Tommy Hartsell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF DECEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

JEFF FARRIS NOTARY PUBLIC WILLIAMSON COUNTY, TENNESSEE

**THIS INSTRUMENT WAS PREPARED BY**
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Stephen L. Hartsell | Columbia National Inc. | 75-11-102.00 |
| (NAME) | (NAME) | |
| 620 Netherlands Drive | 7142 Columbia Gateway Drive | |
| (ADDRESS) | (ADDRESS) | |
| Hermitage, TN 37076 | Columbia Maryland 21046 | |
| (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 N. Kincaid, a Widower , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephen L. Hartsell and Wife, Amanda L. Hartsell , 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:

Being Lot No. 217 on the Plan of Highlands of Tulip Grove, Section 3, as of record in Plat Book 4675, Page 140, Register's Office for Davidson County, Tennessee.

Said Lot No. 217 fronts 81 feet on the easterly margin of Netherlands Drive and extends back between lines measuring 193 feet on the northerly margin and 133 feet on the southerly margin to a line in the rear measuring 100.80 feet thereon.

Being the same property conveyed to David N. Kincaid and Phyllis Diane Wright, as equal tenants in common by deed from James E. Gibbs, Jr. and wife, Vernell W. Gibbs of record in Deed Book 5281, page 232, Register's Office for said County.

The said Phyllis Diane Wright having since deceased, David N. Kincaid sole surviving spouse, and sole devisee under the Last Will and Testament of Phyllis Dianne Kincaid, Case No. 00P-1677, Probate Court Clerk, Davidson County, Tennessee.
This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 620 Netherlands Drive, Hermitage, TN 37076

(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/our hand(s) this 5th day of December, 2003.

David N. Kincaid

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named David N. Kincaid the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this the 5th day of December, 2003.

My Commission Expires: 6-9-07

Notary Public

WENDY L LOCKE NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

**File Number23110186**
**RETURN TO:**
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027