WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $76,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JULY, 2004.

Notary Public

MY COMMISSION EXPIRES: 6-14-08
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/16/04 11:07 2pgs
Fees:13.00 Taxes:282.31
20040716-0085122

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title and Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Troy Kinsel	Same	MAP 61-03-0/ PARCEL 178.00
(NAME)	(NAME)	
P. O. Box 160468		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, **Linda Gail Hines**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Troy Kinsel**, 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. 19 of block a "A" on the plan of Inglewood Heights Subdivision of A. J. Coleman's property, described according to survey made by G.L. Gant, August31, 1945, as follows:

Beginning on the southerly margin of Inglewood Drive at the common corner of lot No. 19 and 20; thence with the line between said two lots, southwardly 170 feet to the northerly line of lot No. 10 in said subdivision; thence with the northerly line of lot Nos. 10 and 11, eastwardly 105.5 feet to the westerly margin of Inglewood Court; thence with the westerly margin of said Court, northwardly 142.92 to the beginning of a curve; thence around said curve in a northwesterly direction 28.79 feet to the southerly margin of Inglewood Drive; thence with the southerly margin of said Drive, westwardly 54.71 feet to the point of beginning.

Being the same property conveyed to Harold M. Vester and wife, Helen P. Vester by deed of record in Deed Book 1562, page 601, in the Register's Office of Davidson County, Tennessee. The said Helen P. Vester died on June 28, 1994 leaving Harold M. Vester as the surviving tenant by the entireties. Harold M. Vester died December 10, 2002 and his will is probated in the Probate Court for Davidson County, Tennessee, Case No. 03P451. Article III fo the Last Wil and Testament of Harold M. Vestor (a/k/a Harold M. Vester, Sr.) left all of his property, in the efvent that his wife Helen P. Vester predeceased him, to James H. Vester and Linda Gail Hines. Being the same property conveyed to Linda Gail Hines by quitclaim deed of James H. Vester and wife, Joan Vester of record in Instrument Number 20040623-0074408, said Register's Office.

Robin H. Hines joins in the execution of this instrument for the purpose of conveying his interest, marital or otherwise, in the above-described tract or parcel of land.

THIS CONVEYANCE IS SUBJECT TO: (1) 2004 County Taxes constitute a lien against said property, but are not yet due and payable. (2) Restrictions of record in Book 1357, page 11, Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1128 Inglewood Drive, Nashville, TN 37216

(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 hand this 14th day of July, 2004.

Linda Gail Hines

Robin H. Hines

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for State and County, personally appeared Linda Gail Hines and Robin H. Hines, the within named bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 14th day of July, 2004.

Commission expires: 6-14-08

NOTARY PUBLIC AT LARGE

Notary Public