RECORD AND RETURN TO:
Heritage Title Services, LLC
One Lakeview Plaza
25 Century Blvd., Suite 505
Nashville, TN 37214

**WARRANTY DEED**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,000.00.

David Webber
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF SEPTEMBER, 2004.

NOTARY PUBLIC

My commission expires: 9/30/06

Davidson County DEEDWARR
Recvd: 10/18/04 13:59 2pgs
Fees:13.00 Taxes:247.90
20041018-0124962

JANE GRAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Heritage Title Services, LLC, One Lakeview Plaza, 25 Century Blvd., Suite 505, Nashville, TN 37214

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| TIMOTHY S. KINCAID et ux<br>3010 Harlin Drive<br>Nashville, TN 37211 | Same as new owner | MAP 119-13-0-39.00 |

FOR AND IN CONSIDERATION of the sum of SIXTY SEVEN THOUSAND AND NO/100 ($67,000.00) DOLLARS, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees the receipt of which is hereby acknowledged; the undersigned, **CHAD MACPHEE, married,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto **TIMOTHY S. KINCAID and HEATHER M. KINCAID, husband and wife,** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

> Lot in Davidson County, Tennessee, being Lot No. 17 on the Map of an Addition to and Revision of Lots Nos. 93, 94, 95, 96 and 97, of the H.G. McNabb Subdivision as of record in Book 1130, Page 79, Register's Office for said County, to which said plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Chad Macphee, a single person by Warranty Deed from Edna Sharon Sanford, unmarried, recorded 06/30/99, in Book 11550, Page 113, Register's Office of Davidson County, Tennessee.
>
> This conveyance is made subject to all matters as shown on the subdivision plat of record in Plat Book 1130, page 79, Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.
>
> This is improved property known as 3010 Harlin Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that he is lawfully seized and possessed of said real estate; that he has a good right to convey the same; and that it is unencumbered except by lien of the 2004 property taxes which taxes are being paid at closing.

The undersigned further covenant and bind himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

I, **KELLY MACPHEE,** wife of the aforementioned **CHAD MACPHEE,** do hereby join in this instrument for the purpose of conveying any and all right, title and interest that I might have as the wife of the aforementioned **CHAD MACPHEE.**

WITNESS OUR HANDS, this the 30th day of September, 2004.

Chad MacPhee
CHAD MACPHEE

Kelly R MacPhee
KELLY MACPHEE

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Chad MacPhee and Kelly MacPhee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this the day and year above written.

Notary Public

JANE GRAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT 30, 2

My commission expires: 9/30/08