WARRANTY DEED

JESSICA TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires MAY 24, 2008

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$97,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF June, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JASON KINCAID	Same	**95-11-189**
(NAME)	(NAME)	
298 MCGAVOCK PIKE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37214		
(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, **GERALD W. ALLBERT AND WIFE, LYNN A. ALLBERT**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JASON KINCAID, a single person**, 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 PART OF LOT NO. 3 ON THE MAP OF THE SUBDIVISION OF THE MERRITT FARM, OF RECORD IN BOOK 547, PAGE 68 IN THE REGISTER'S OFFICE FOR SAID COUNTY, AND BEING KNOWN AS LOT NO. 1 ON THE UNRECORDED MAP OF THE ROBERT G. NORTHERN LANDS.

BEGINNING AT AN IRON PIN IN THE SOUTH MARGIN OF WOODBERRY DRIVE AT THE CORNER OF LOTS 1 AND 2; THENCE WITH THE MARGIN OF SAID DRIVE, S 81° 17' E., 109 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE SOUTHEASTERLY 39.33 FEET TO THE WEST MARGIN OF MCGAVOCK PIKE; THENCE WITH THE MARGIN OF SAID PIKE, SOUTHERLY 64.5 FEET TO A POINT; THENCE N. 83° 40' W., 130.1 FEET TO THE CORNER OF LOTS 1 AND 2; THENCE WITH THE LINE BETWEEN SAID LO-S, N 8° 43' E. 94.8 FEET TO THE POINT OF BEGINNING, CONTAINING 0.28 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO GERALD W. ALLBERT AND WIFE, LYNN A. ALLBERT BY DEED FROM JUANITA TRENT OVERFIELD, UNMARRIED OF RECORD IN BOOK 6706, PAGE 870 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☒ property, known as **298 MCGAVOCK PIKE, NASHVILLE, TN 37214**

(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 **our hands** this 12 **day of** June, **2006.**

Davidson County DEEDWARR
Recvd: 06/15/06 11:03 2 pgs
Fees:13.00 Taxes:358.90

20060615-0071330

GERALD W. ALLBERT

LYNN A. ALLBERT

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned, of State and County aforesaid, personally appeared **GERALD W. ALLBERT AND WIFE, LYNN A. ALLBERT** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the person who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this 12 **day of** June, **2006**.

Commission expires: **July 19, 2008**

JUSITN TATUM Notary Public

JUSTIN TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires July 19, 2008