File No. 261201338

WARRANTY DEED

STATE OF TENNNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,325.00

Affiant

SANDY MEYER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17th DAY OF JANUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: 5/24/2008

(AFFIX SEAL)

Record and Return to:
Prestige Title, LLC
1600 Westgate Circle, Ste 200
Brentwood, TN 37027

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 01/22/07 10:58 2 pgs
Fees:13.00 Taxes:475.54
20070122-0008327

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peter J. Frega	SunTrust Mortgage, Inc.	09511018900
(NAME) 298 McGavock	(NAME) 201 Fourth Avenue N./7th Floor	95-11-189
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Jason Kincaid and wife, Jennifer Kincaid**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Peter J. Frega and wife Barbara J. Frega, husband and wife**, HEREINAFTER CALLED THE GRANTEE(S), We 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 Lots, N 8° 43' E. 94.8 feet to the point of beginning, containing 0.28 acres, more or less.

NOTE: THE ACREAGE MENTIONED IN THE LEGAL DESCRIPTION IS ONLY FOR THE CONVENIENCE IN IDENTIFYING THE TRACT CONVEYED HEREIN; NEITHER THE GRANTOR NOR THE PREPARER OF THIS DEED MAKE ANY REPRESENTATION AS TO THE ACREAGE CONVEYED.

Being the same property conveyed to Jason Kincaid, a single person by deed from Gerald W. Allbert and wife, Lynn A. Allbert of record in Instrument number 20060615-0071330 and filed for record on June 15, 2006, Register's Office for said County. The said Jason Kincaid has since married Jennifer Kincaid.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 298 McGavock, 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 GRANTEE(S), We heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), We 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.

Jason Kincaid

Jennifer Kincaid

STATE OF TENNNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Jason Kincaid and Jennifer Kincaid the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 17th day of January, 2007.

Commission expires: 11-28-09

Notary Public

File Number: 261201338

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

