Davidson County DEEDWARR
Recvd: 06/27/07 10:37 2 pgs
Fees:13.00 Taxes:2081.25

20070627-0076664

# WARRANTY DEED

G-VRE-07-500

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $562,500.00

Affiant

Subscribed and sworn to before me, this 21st DAY OF June, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires MAR. 8, 2010

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| John D. Willis | John D. Willis | |
| 500 Chesterfield Avenue (ADDRESS) | (NAME) 500 Chesterfield Avenue (ADDRESS) | |
| Nashville, TN 37212 (CITY) (STATE) (ZIP) | Nashville, TN 37212 (CITY) (STATE) (ZIP) | Part of 104-10-167 |

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 ROBERT KINCAID, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOHN D. WILLIS AND STEPHANIE L. WILLIS, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT A, 500 CHESTERFIELD TOWNHOMES, AS ESTABLISHED BY MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR 500 CHESTERFIELD TOWNHOMES, OF RECORD IN INSTRUMENT NO. 20070522-0060993, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING PART OF THE SAME PROPERTY CONVEYED TO ROBERT KINCAID BY WARRANTY DEED FROM WILLIAM L. CAMPBELL AND ELIZABETH A. CAMPBELL, HUSBAND AND WIFE, RECORDED ON THE 15TH DAY OF SEPTEMBER, 2005 IN INSTRUMENT NO. 20050915-0111096, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 2105, page 287; Inst. No. 20070522-0060993, Register's Office.

unimproved ( )
This is improved ( X ) property, known as 500 Chesterfield Avenue, Nashville, Tennessee 37212
(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), their 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), 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 21st day of June, 2007.

Robert Kincaid

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 21st day of June, 2007.

Notary Public

My Commission Expires: 3-8-10

(SEAL)




**RETURN TO:**
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903