BILL GARRETT, Davidson County
Trans:T20090072977 DEEDWARR
Recvd: 10/27/09 14:55 2 pgs
Fees:13.00 Taxes:971.25

20091027-0099179

WARRANTY DEED

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY
My Commission Expires MAY 22, 2010

G-VRE-09-314

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $262,500.00

Chad M. Harvey
Affiant

Subscribed and sworn to before me, this 23rd DAY OF October, 2009.

Notary Public

MY COMMISSION EXPIRES: 5/22/10
(AFFIX SEAL)

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
Chad M. Harvey	SouthWest Bank	
314 Chamberlin Street	(NAME) 3707 Camp Bowie Boulevard, Ste 150	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Fort Worth, TX 76107	92-13-285.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ROBERT KINCAID AND JOHN HOWARD, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHAD M. HARVEY, A SINGLE PERSON, 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 THE SOUTHERLY 35 FEET OF LOT NO. 18 AND THE NORTHERLY 13 FEET OF LOT NO. 19 OF BLOCK NO. 26, IN THE SUBDIVISION OF PLUMMER PLACE, A PLAN OF WHICH IS OF RECORD IN PLAT BOOK 161, PAGE 39, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NOS. 18 AND 19 ADJOIN AND FRONT TOGETHER 48 FEET ON THE EASTERLY SIDE OF CHAMBERLIN STREET, FORMERLY CENTER STREET, FORMERLY 28TH AVENUE NORTH, AND RUNS BACK EASTERLY BETWEEN PARALLEL LINES 151 FEET, MORE OR LESS TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO ROBERT KINCAID BY SPECIAL WARRANTY DEED FROM AMERICAN SECURITY BANK & TRUST, RECORDED ON THE 7TH DAY OF JULY, 2009 IN INSTRUMENT NO. 20090707-0063318, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

FURTHER BEING THE SAME PROPERTY CONVEYED TO ROBERT KINCAID AND JOHN HOWARD BY QUITCLAIM DEED RECORDED AS INSTRUMENT NUMBER *_____, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THIS IS NOT THE PRIMARY OR MARITAL RESIDENCE OF SAID GRANTORS.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN BOOK 161, PAGE 39; AND 1940, PAGE 89, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

*20091027-0099179

unimproved ( )

This is improved (X) property, known as 314 Chamberlin Street, Nashville, Tennessee 37209
(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 23rd day of October, 2009.

Robert Kincaid

John Howard

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert Kincaid and John Howard, 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 23rd day of October, 2009.

Notary Public

My Commission Expires: 5/22/10

(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

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