BOX 10-A

WARRANTY DEED



My Commission Expires NOV. 22, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5TH DAY OF NOVEMBER, 2010.

Notary Public

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dennis Bryant	New Owner	
(NAME) P.O. Box 50758	(NAME)	83-15-115
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(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, **JAMES MCADAMS KINCAID, JR., KIMBERLY DEANN STUMPF AND JOSEPH ALBERT KINCAID, HEIRS AT LAW OF JAMES M. KINCAID, SR., DECEASED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DENNIS BRYANT, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 15th Civil District of Davidson County, Tennessee, being Lot No. 133 on the Plan of Fortland Park, Section 2, Addition 1, as of record in Book 2854, page 85, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to James M. Kincaid, Sr., unmarried by deed from Trinity First Church of God f/k/a Community Church of God, of record in Instrument 20010302-0019810, Register's Office for Davidson County, Tennessee, dated February 28, 2001. The said James M. Kincaid, Sr., having since died and by Affidavit of Heirship of record as Instrument No. 201011230093759, Register's Office for Davidson County, Tennessee, the heirs at law of James McAdams Kincaid, Sr. are James McAdams Kincaid, Jr., Kimberly Deann Stumpf and Joseph Albert Kincaid.

This conveyance is subject to (a) 2010 real property taxes, which have been paid; (b) all matters appearing on the plan of record in Book 2854, page 85, said Register's Office; and (c) restrictive covenants of record in Book 2963, Page 618, Book 3027, page 94, Book 3431, page 127 and Book 3130, page 556, said Register's Office.

This is not the principal place of residence of the Grantors named herein.

unimproved ☐

This is improved ☒ property, known as 204 Noonan Court, Nashville, TN 37206

(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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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.

BILL GARRETT, Davidson County
Trans:T20100074222 DEEDWARR
Recvd: 11/23/10 10:32 2 pgs
Fees:13.00 Taxes:321.90
20101123-0093761

Witness our hands this 5th day of November, 2010.

Joseph Albert Kincaid

By: AIF
James McAdams Kincaid, Jr., Attorney in Fact

James McAdams Kincaid, Jr.

Kimberly Deann Stumpf

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James McAdams Kincaid, Jr. and Kimberly Deann Stumpf, the bargainor, 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 and official seal at Nashville, Tennessee this 5th day of November, 2010.

AMY ADAMS GOWAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

Amy Adams Gowan Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James McAdams Kincaid, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Joseph Albert Kincaid, and who acknowledged that he executed the same as the free act and deed of Joseph Albert Kincaid.

Witness my hand and official seal at Nashville, Tennessee this 5th day of November, 2010.

Amy Adams Gowan Notary Public

AMY ADAMS GOWAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010