WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110032531 DEEDWARR
Recvd: 06/01/11 14:14 2 pgs
Fees:13.00 Taxes:111.00

20110601-0041815

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00

X Kim J. Kincaid
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of May, 2011

Notary Public

MY COMMISSION EXPIRES 5-8-12

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kim J. Kincaid	NEW OWNER	05208000700
(NAME) P.O. Box 41401	(NAME)	
(ADDRESS) Nashville TN 37204	(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, David Barron Bell, Sonja J. Bell, husband and wife, and April L. Tonsberg, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kim J. Kincaid, Kim L. Kincaid and Mary J. Kincaid, as joint tenants with the specific right of survivorship, 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:

A certain parcel or tract of land in the 2nd Civil District of Davidson County, Tennessee, said parcel being more particularly described as follows:

> Beginning at an iron pin in the westerly margin of Sanitarium Road; thence with said margin of Sanitarium Road, along a curve to the right, with a central angle of 3 degrees 27' 49" and a radius of 260.82 feet, a distance of 15.77 feet to an iron pin; thence S 01 degree 26' 18" East 104.90 feet to an iron pin; thence leaving said margin of Sanitarium Road, S 64 degrees, 34' 00" West 192.91 feet to an iron pin; thence N 25 degrees 26' 01" West 127.07 feet to a concrete monument; thence N 68 degrees 30' 33" East 242.11 feet to the point of beginning, containing 0.5974 acres, more or less.

Being the same property conveyed to David Barron Bell and wife, Sonja J. Bell and April L. Tonsberg by deed from James G. Williams and wife, Melisa E. Williams of record in Instrument Number 20030414-0048928, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to Easement in Quitclaim Deed of record in Book 5343, Page 45; Agreement for Dedication of Permanent Sanitary Sewer Line Easement of record in Book 8373, Page 204; Agreement for Dedication of Permanent Power Line Easement of record in Book 8373, Page 207 and Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument Number 20090407-0031796, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 131 Sanitarium Road, Madison, TN 37115
(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 27th day of May, 2011.

David Barron Bell

Sonja J. Bell

April L. Tonsberg

STATE OF TENNESSEE

COUNTY OF ROBERTSON

On this 27th day of May, 2011, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **David Barron Bell, Sonja J. Bell, and April L. Tonsberg**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires: 5-8-12

Notary Public

FRANKIE A. MATTHEWS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON