23419-B

Box 14-A

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue
Suite 140
Nashville, Tennessee 37215

CRT File No. 11121727

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $160,000.00.

Affiant

Subscribed and sworn to before me, this3rd day of January, 2012.

DIANA AUBIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: November 15, 2015

BILL GARRETT, Davidson County
Trans:T20120001237 DEEDWARR
Recvd: 01/06/12 08:18 2 pgs
Fees:13.00 Taxes:1702.00
20120106-0001380

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Andrew Golden Steffens 2514 Sharondale Drive Nashville TN 37215	**Farmington Financial Group LLC** **1912 21st Avenue** **Nashville, TN 37212**	Tax Parcel ID No. 104-14-39.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Charles Michael Kincade, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Andrew Golden Steffens, a single man** ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the map of H. E. Marlin's Subdivision of Lot Nos. 18, 20 and 21 of Bransford Realty Company's Sharondale Subdivision, not of record, and described according to a survey made October 16, 1935, by Erles Drake, County Surveyor, and amended and shown on a survey made April 1, 1939, by Clanchard & Parrish, Engineers, as follows:

Beginning at a point at the southeast intersection of Sharondale Drive and Marlin Avenue; thence with the margin of Marlin Avenue, North 45 deg. 15 min. East, 125 feet to a point; thence North 53 deg. 15 min. East, 95.75 feet to a point, the corner of Lot No. 2 and 5; thence with the line between said lots, southeasterly 68.75 feet to a point, the corner of Lot Nos. 1 and 2; thence with the line between said lots, South 47 deg. West 200 feet to the northerly margin of Sharondale Drive; thence with the margin of the same, northwesterly 70 feet to the point of beginning.

Being the same property conveyed by Quitclaim Deed from Christopher M. Kincade to Charles Michael Kincade as recorded on the 21st day of August, 2008 in Instrument No. 20080821-0085812 and Warranty Deed from Todd Michael Thomas and wife, Lynn Dee Thomas to Charles Michael Kincade, unmarried and Christopher M. Kincade, unmarried, as joint tenants with right of survivorship as recorded on the 16th day of September, 2002 in Instrument No. 20020916-0112931, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

This is improved property located at 2514 Sharondale Drive Nashville TN 37215.

Amanda L. Kincade, wife of Charles Michael Kincade, joins in this instrument to convey any and all interest, marital or otherwise in said property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of December, 2011.

Charles Michael Kincade

Amanda L. Kincade

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Charles Michael Kincade and Amanda L. Kincade, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of December, 2011.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014