WARRANTY DEED

R-VRES-12-1033

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

Subscribed and sworn to before me, this 18th DAY OF April, 2012.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

DANIELLE WORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Honore Kamssu	Honore Kamssu	
1232 Banbury Row	(NAME) 1232 Banbury Row	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Brentwood, TN 37027	105-01-0-471.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HONORE KAMSSU AND AURORE KAMSSU, 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:

BEGINNING AT A PIN IN THE SOUTH RIGHT-OF-WAY ARCHER STREET , BEING THE NORTHWEST CORNER OF LOT #1 EDGEHILL ESTATES, SECTION 132 AS OF RECORD IN DEED BOOK 6050 PAGE 785 R.O.D.C., TN., AND BEING THE NORTHEAST CORNER OF THIS TRACT, THENCE: WITH THE WESTERLY LINE OF LOT #1, S 05-23-51 W, 78.50' TO AN IRON PIN, THENCE: S 28-56-29 W, 37.52' TO A IRON PIN, THENCE: S 05-23-51 W, 42.00' TO AN IRON PIN IN THE NORTHERN RIGHT-OF-WAY OF ALLEY #417 (16' WIDTH), THENCE: WITH ALLEY, N 82-18-09 W, 85.00' TO AN IRON PIN, THENCE: N 5-23-51 E, 155.49' TO A PK NAIL IN THE NORTHERN RIGHT-OF-WAY ARCHER STREET, THENCE: WITH SAID RIGHT-OF-WAY ARCHER STREET, S 82-18-09 E, 100.00' TO THE POINT OF BEGINNING CONTAINING 14645.59' MORE OR LESS AS PER A SURVEY BY C&K SURVEYORS DATED 3/28/2012.

BEING THE SAME PROPERTY CONVEYED TO ROBERT KINCAID BY DEED FROM PEGGY L, COHEN, A WIDOW, OF RECORD AT INSTRUMENT NO. 20060710-0082298, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JULY 5, 2006.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT; B) INSTURMENTS OF RECORD IN PLAT BOOK 21, PAGE 88; PLAT BOOK 6050, PAGE 37; PLAT BOOK 4460, PAGE 57; BOOK 4220, PAGE 723; BOOK 6236, PAGE 263; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

THE ABOVE-DESCRIBED PROPERTY HAS NEVER BEEN THE MARITAL OR PRIMARY RESIDENCE OF THE GRANTOR HEREIN.

unimproved ( )
This is improved (X) property, known as 1033 Archer Street, Nashville, Tennessee 37203
(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.

BILL GARRETT, Davidson County
Trans:T20120029711 DEEDWARR
Recvd: 04/24/12 08:35 2 pgs
Fees:13.00 Taxes:1110.00
20120424-0034787

Witness my/our hand(s) this 18th day of April, 2012

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 18th day of April, 2012.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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