Record & Return To: Realty Title & Escrow Co., Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120043278 DEEDWARR
Recvd: 06/12/12 11:13 2 pgs
Fees:13.00 Taxes:814.00
20120612-0051346

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of June, 2012.

Notary Public

MY COMMISSION EXPIRES: April 12, 2012

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kerry Kincaid	New Owner	098130A09000CO
(NAME)	(NAME)	
133 Breakwater Bay		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, **Sallie J. Gross and Susan M. Marshall, as joint tenants with rights of survivorship**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Kerry Kincaid and Valerie Kincaid, Husband and Wife**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 90 on the Plan of Phase One, Section Six, New Hope Point, a Planned Unit Development, of record in Plat Book 9700, page 859, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Sallie J. Gross and Susan M. Marshall, joint tenants with the right of survivorship by Deed from Continental Development and Construction Inc., dated 01/03/2001 and filed for record on 01/04/2001 in Instrument 200101040001494, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 9700, Page 275, Plat Book 9700, Page 859, Instrument 200105310056257, said Register's Office.

Declaration of Covenants, Conditions and Restrictions of record in Book 10290, Page 1, as amended of record in Book 10330, Page 782, as amended of record in Book 11394, Page 73, as amended of record in Instrument 200006280064247, as amended of record in Instrument 200006280064249, said Register's Office.

By-Laws of record in Instrument 200806230064598, said Register's Office.

Deed of Conveyance of record in Book 11030, Page 845, said Register's Office.

Storm Water Detention Agreement of record in Book 11387, Page 925, said Register's Office.

Charter of record in Instrument 200006070056879, said Register's Office.

Quitclaim Deed to The Homeowner's Association of record in Instrument 200006070056880, said Register's

Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 133 Breakwater Bay, Hermitage, TN 37076
(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/or 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/or 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 8 day of June, 2012.

Sallie J. Gross

Susan M. Marshall

State of Tennessee
County of Wilson

Personally appeared before me Sallie J. Gross and Susan M. Marshall, 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 foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 8th day of June, 2012.

Notary Public
My Commission Expires: 8.3.15

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt. Juliet, TN 37122