

My Commission Expires JULY 8, 2013

State of Tennessee
County of Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF SEPTEMBER, 2012.

Notary Public
MY COMMISSION EXPIRES: 7-8-13

This instrument prepared by:
Freedom Title Services, LLC, 109 Hazel Path, Suite 2, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL
ROBERT KINCAID	New Owner	117-12-0/022.00
(NAME)	(NAME)	
135 BAY DRIVE		
(ADDRESS)	(ADDRESS)	
HENDERSONVILLE, TN 37075		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20120071880 DEEDWARR
Recvd: 09/24/12 14:42 2 pgs
Fees: 13.00 Taxes: 1147.00

20120924-0086669

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEGED, WE, MICHAEL LEE MATHENY AND ELIZABETH LEANNE MATHENY, HUSBAND AND WIFE, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT KINCAID, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 13 AND THE EASTERLY 18 FEET OF LOT NO. 12 ON THE PLAN OF HAWTHORNE SUBDIVISION, AS OF RECORD IN PLAT BOOK 1424, PAGE 22, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

SAID LOT NO. 13 AND PART OF LOT NO. 12 FRONT TOGETHER 90 FEET ON THE NORTHERLY MARGIN OF CLIFTON LANE (FORMERLY AVENUE), AND EXTENDS BACK 220.4 FEET ON THE EASTERLY LINE AND 226 FEET ON THE WESTERLY LINE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 79.6 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL LEE MATHENY BY WARRANTY DEED FROM VIKI MAMMINA, RECORDED ON MAY 31, 2005 IN

INSTRUMENT NO. 20050531-0061239, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 1404 CLIFTON LANE, NASHVILLE, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness our hands this 21st day of Sept., 2012.

Michael Matheny
MICHAEL LEE MATHENY

Elizabeth Matheny
ELIZABETH LEANNE MATHENY

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, MICHAEL LEE MATHENYAND ELIZABETH LEANNE MATHENY, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 21st day of Sept, 2012.

NOTARY PUBLIC
My commission expires: 2-19-16

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY