(1) Return to: Bridgehouse Title

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 168,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of October, 2012

Notary Public:

MY COMMISSION EXPIRES: 1-19-14
(AFFIX SEAL)

MELANIE D. DURARD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TN My Commission Expires January 19, 2014

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Randall Kinder	SWBC Mortgage	Parcel ID:
3007 Melody Lane	9311 San Pedro , Ste. 125	08408007300
Nashville, TN 37214	San Antonio, TX 78216	

FOR AND IN 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

Julia Ellen Fletcher and Terry Shannon McCarter Alcorn, Devisees under the Will of Peggy Ann Cave Howell

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Randall Kinder and Kiersten Kinder, husband and wife
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:

Land in Davidson County, Tennessee, being Lot No. 152 on the Plan of Lincoya Hills, Section Six, as of record in Book 2331, Page 71, Register's Office for said County.

Said Lot No. 152 fronts 88.2 feet on the north side of Melody Lane and runs back 188.4 feet on the east line and 257.1 feet on the west line to a dead line in the rear on which it measures 168 feet.

Being the same property conveyed to Charles S. Howell and wife, Peggy A. Howell by deed from Frank A. Vermilye and wife, Wilma Lee Vermilye of record in Book 3709, Page 231, said Register's Office. The said Charles S. Howell died January 15, 2008, and the title is vested in Peggy A. Howell as surviving tenant by the entirety. The said Peggy A. Howell died testate on June 8, 2012, and the Estate was admitted to Probate as Probate No. 12P-1241 of record in Probate Court of Davidson County, Tennessee.

This conveyance is subject to Restrictions of record in Book 2450, Page 363, said Register's Office.

This conveyance is made subject to: (1) 2012 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 2331, Page 71, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3007 Melody Lane, Nashville, TN 37214

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 my hand this 26th day of October, 2012.

Julia Ellen Fletcher, Devisee

Terry Shannon McCarter Alcorn, Devisee

BILL GARRETT, Davidson County
Trans: T20120082520 DEEDWARR
Recvd: 10/30/12 13:54 2 pgs
Fees: 13.00 Taxes: 624.93

20121030-0099551

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Julia Ellen Fletcher and Terry Shannon McCarter Alcorn, Devisees under the Will of Peggy Ann Cave Howell, 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 at Nashville, Tennessee, this 26th day of October, 2012.

My Commission Expires: 9/9/14

Notary Public

