WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130032139 DEEDWARR
Recvd: 04/18/13 15:30 2 pgs
Fees:13.00 Taxes:481.00

20130418-0038895

R-RK-13-400

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF April, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

TATIANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Robert Kincaid	**Robert Kincaid**	
(NAME)	(NAME)	
901 Bowring Park	**901 Bowring Park**	**P/O 104-1-348.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	**Nashville, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **ALBERT BOURGOIN AND SUE M. BOURGOIN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ROBERT KINCAID,** 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOTS 34 AND 35, PLAN OF WEST END PARK TERRACE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 547, PAGE 36, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO ALBERT BOURGOIN AND WIFE, SUE M. BOURGOIN BY WARRANTY DEED FROM CHARLES R. COTTLE AND WIFE, GRACE S. COTTLE, RECORDED ON THE 28TH DAY OF NOVEMBER, 1961 IN DEED BOOK 3311, PAGE 553, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

.THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 547, PAGE(S) 36, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

This is ( ) **unimproved** (X) **improved**
property known as **400 St Francis Avenue Nashville, Tennessee 37205**
(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.

Witness my/our hand(s) this 15 day of April, 2013.

Albert Bourgoin by Sue M. Bourgoin as attorney in Fact

Albert Bourgoin by Sue M. Bourgoin as Attorney in Fact

Sue M. Bourgoin

Sue M. Bourgoin

STATE OF Tennessee

COUNTY OF Davidson

Before me personally appeared SUE M. BOURGOIN to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ALBERT BOURGOIN and who acknowledged he/she/they executed the same as the free act and deed of the said ALBERT BOURGOIN.

Witness my hand and official seal, this the 15 day of April, 2013.

C. Loy Carney

Notary Public
My Commission Expires:

(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SUE M. BOURGOIN, 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 15 day of April, 2013.

C. Loy Carney

Notary Public
My Commission Expires:

(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212