WARRANTY DEED

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF July, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC — COUNTY OF DAVIDSON — My Commission Expires August 23, 2016

R-RK-13-2911

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
Robert Kincaid	NEW OWNER	
2911 West Linden Ave (ADDRESS)	900 Bowring Park (ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Nashville, TN 37215 (CITY) (STATE) (ZIP)	104-14-0-158.00

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, I/we CONNIE M. WILSON, 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 LOT NO. 1 ON THE PLAN OF THE RESUBDIVISION OF THE NORTHWEST PART OF LOT NO. 29 BELAIR OF RECORD IN PLAT BOOK 3842, PAGE 69, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 1 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF WEST LINDEN AVENUE AND RUNS BACK BETWEEN PARALLEL LINES, 200 FEET TO A DEAD LINE.

INCLUDED HEREIN BUT EXCLUDED THEREFROM IS THE PROPERTY CONVEYED TO THE STATE OF TENNESSEE OF RECORD IN BOOK 4797, PAGE 743, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO CONNIE M. WILSON BY QUITCLAIM DEED FROM TANDY W. WILSON, IV OF RECORD AT INSTRUMENT NO. 20020408-0042699, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MARCH 22, 2002 AND RECORDED ON APRIL 8, 2002.

BEING THE SAME PROPERTY CONVEYED TO TANDY W. WILSON, IV BY DEED FROM KATHERINE A. OLSON OF RECORD IN BOOK 4990, PAGE 129, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JANUARY 14, 1976 AND RECORDED ON JANUARY 21, 1976.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN PLAT BOOK 3842, PAGE 69; AND BOOK 4797, PAGE 743, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( ) .

This is improved (X) property, known as 2911 West Linden Ave, Nashville, Tennessee 37212
(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:T20130065938 DEEDWARR
Recvd: 08/01/13 14:19 2 pgs
Fees:13.00 Taxes:1091.50
20130801-0080353

Witness my/our hand(s) this 31st day of July, 2013.

Connie M. Wilson

Connie M. Wilson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Connie M. Wilson, 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 31st day of July, 2013.

Notary Public

My Commission Expires:

(SEAL)



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