WARRANTY DEED

R-VRES-13-402A

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $369,900.00

Morgan K McBride
Affiant

Subscribed and sworn to before me, this 16th DAY OF December, 2013.

Notary Public

MY COMMISSION EXPIRES: 5 2014
(AFFIX SEAL)

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
Morgan K. McBride	Patriot Bank	
402 A St Francis Ave	(NAME) 279 Market Blvd	
(ADDRESS) Nashville, TN 37205	(ADDRESS) Collierville, TN 38017	104-01-0M-003.00
(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 ROBERT KINCAID, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MORGAN K. MCBRIDE, UNMARRIED AND PAMELA S. MCBRIDE AND MICHAEL W. MCBRIDE, WIFE AND HUSBAND; ALL AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP, 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 UNIT C, AS SHOWN IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ST. FRANCIS TOWNHOMES OF RECORD IN INSTRUMENT NUMBER 20130603-0055458, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING A PART OF THE SAME PROPERTY CONVEYED TO ROBERT KINCAID BY DEED FROM ALBERT BOURGOIN AND SUE M. BOURGOIN, HUSBAND AND WIFE OF RECORD AT INSTRUMENT NO. 20130418-0038895, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED APRIL 15, 2013 AND RECORDED ON APRIL 18, 2013.

THIS CONVEYANCE IS SUBJECT TO A) CURRENT PROPERTY TAXES AND SUBSEQUENT YEARS, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 547, PAGE 36; INSTRUMENT NUMBER 20130603-0055458, INSTRUMENT NUMBER 20130603-0055457; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

THE ABOVE-DESCRIBED PROPERTY HAS NEVER BEEN THE PRIMARY OR MARITAL RESIDENCE OF THE GRANTOR HEREIN.

unimproved ( )
This is improved (X) property, known as 402 A St Francis Ave, 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.

BILL GARRETT, Davidson County
Trans:T20130105011 DEEDWARR
Recvd: 12/17/13 13:36 2 pgs
Fees:13.00 Taxes:1368.63
20131217-0127403

Witness my/our hand(s) this 16th day of December, 2013.

Robert Kincaid

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert Kincaid, 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 16th day of December, 2013.

Notary Public

My Commission Expires: 5 2014

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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