Return to: Bridgehouse Title
342 Cool Springs Blvd, Ste. 202
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20130105339 DEEDWARR
Recvd: 12/18/13 10:30 2 pgs
Fees:13.00 Taxes:739.63
20131218-0127797

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Charles M. Kincaid
601 Gailwood Lane
Nashville, TN 37214

MORTGAGEE

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 096-11-0
PARCEL 043.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Larry Dwayne Prince, unmarried and Melissa A. Davis, unmarried,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Charles M. Kincaid and wife, Lillian Weist Kincaid,** 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 a reserved tract on the Plan of Cloverhill Subdivision, Section 8, as of record in Book 2331, Page 10, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Beginning at an iron pin in the easterly boundary of Cloverhill Subdivision, said pin being the northeast corner of Lot 592; thence westerly along the northerly line of Lot 592, 273.2 feet to an iron pin in the easterly margin of Gailwood Lane; thence northerly with the easterly margin of Gailwood Lane around a curve with a radius of 500 feet, 83.34 feet to a concrete monument; thence North 9 degrees 23 minutes east 208.46 feet to an iron pin in the southerly line of Charlton; thence along said line, South 71 degrees 46 minutes east 262.5 feet to a fence post in the westerly line of Hart; thence along said line south 5 degrees 11 minutes west 194.6 feet to the point of beginning, containing 1.49 acres, more or less.

Being the same property conveyed to Larry Dwayne Prince and wife, Melissa A. Davis by Warranty Deed from Tina M. Bardak, a married woman, dated September 7, 2007 and filed of record in Instrument No. 20070912-0109204, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants; Right of Way Easement to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 6249, Page 554; Right of Way of Gailwood Lane; and easements, covenants conditions and all matters and notes as shown on the plan of record in Book 2331, Page 10, Register's Office, Davidson, County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantor.

This is improved property known as **601 Gailwood 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 our hands this 13th day of December, 2013.

Larry Dwayne Prince

Melissa A. Davis

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Larry Dwayne Prince and Melissa A. Davis, the bargainor(s) 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 13th day of December, 2013.

NOTARY PUBLIC

WILSON COUNTY
DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC

My Commission Expires: 1.5.16

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $199,900.00.

AFFIANT

Subscribed and sworn to before me this 13th day of December, 2013.

NOTARY PUBLIC

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires June 4, 2017

My Commission Expires: 6-4-17