BILL GARRETT, Davidson County
Trans:T20140002901 DEEDWARR
Recvd: 01/14/14 11:09 2 pgs
Fees:13.00 Taxes:3552.00
20140114-0003642

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $960,000.00

Affiant

Subscribed and sworn to before me, this 9th DAY OF January, 2014.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2015

WARRANTY DEED

R-RK-13-900

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
Anil Nachnani	U.S. BANK, N.A.	
900 Bowring Park	3301 Rider Trail	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Earth City, MO 63045	117-13-0B-130.00
(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 AND COLLEEN JOHNSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANIL NACHNANI AND POONAM R. SOMAI, HUSBAND AND WIFE, 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. 900 ON THE PLAN OF ABBOTTSFORD, PHASE II OF RECORD IN INSTRUMENT NUMBER 20010502-0044874, 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 THE SAME PROPERTY CONVEYED TO ROBERT KINCAID BY DEED FROM JAMES R. HUNTER AND NUHAD KHOURY OF RECORD AT INSTRUMENT NO. 20041111-0135795, AS RE-RECORDED IN INSTRUMENT NO. 20050118-0005807 AND FURTHER RE-RECORDED IN INSTRUMENT NO. 20050131-0011216, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED NOVEMBER 8, 2004 AND RECORDED ON NOVEMBER 11, 2004.

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 INSTRUMENT NUMBER 20010502-0044874; INSTRUMENT NUMBER 20020305-0027572 AND BY INSTRUMENT OF CORRECTION OF RECORD IN INSTRUMENT NO. 20020828-0104512; INSTRUMENT NUMBER 20050927-0116078; OOK 6478, PAGE 177, AMENDED IN BOOK 6530, PAGE 242, AMENDED AND RESTATED IN BOOK 8106, PAGE 1, AMENDED IN BOOK 8627, PAGE 254 AND BOOK 9381, PAGE 876, SUPPLEMENTED IN INSTRUMENT NO. 20010502-0045152 AND RE-RECORDED IN INSTRUMENT NO. 20010514-0049648 AND AMENDED IN BOOK 10458, PAGE 1 AND AMENDED IN INSTRUMENT NO. 20010330-0030930; BOOK 6548, PAGE 213; PLAT BOOK 6250, PAGE 418; BOOK 6555, PAGE 328; BOOK 6537, PAGE 303 AND AMENDED IN BOOK 6576, PAGE 509 AND IN BOOK 6578, PAGE 302; BOOK 9421, PAGE 147; BOOK 7272, PAGE 746; BOOK 8643, PAGE 272; BOOK 5128, PAGE 953; INSTRUMENT NUMBER 20010425-0040838; INSTRUMENT NUMBER 201312180127949, INSTRUMENT NUMBER 201312180127946; AND INSTRUMENT NUMBER 201312180127945, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

COLLEEN JOHNSON JOINS HEREIN TO CONVEY ANY AND ALL MARITAL INTEREST SHE MAY HAVE IN THE ABOVE-DESCRIBED PROPERTY.

unimproved ( )
This is improved (X) property, known as 900 Bowring Park, Nashville, Tennessee 37215
(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 9th day of January, 2014.

Robert Kincaid

Colleen Johnson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert Kincaid and Colleen Johnson, 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 9th day of January, 2014.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

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