WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140019755 DEEDWARR
Recvd: 03/25/14 10:38 2 pgs
Fees:13.00 Taxes:1350.13
20140325-0024343

R-VRES-14-400A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $364,900.00.

Anne Marie Ross
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF MARCH, 2014.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 1-9-16
(AFFIX SEAL)

MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Anne Marie Ross	**Movement Mortgage, LLC**	
(NAME)	(NAME)	
400 A St. Francis Avenue	**841 Seahawk Circle**	**104-1-348.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	**Virginia Beach, VA 23452**	
(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, I/we **ROBERT KINCAID, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ANNE MARIE ROSS, A SINGLE WOMAN** 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 A, ST. FRANCIS TOWNHOMES, as shown in Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20130603-0055458, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Robert Kincaid by Warranty Deed from Albert Bourgoin and Sue M. Bourgoin, husband and wife, recorded on the 18th day of April, 2013 in Instrument No. 20130418-0038894, in the Register's Office of Davidson County, Tennessee.

Being part 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 for Davidson County, Tennessee.

The above described property has never been the primary or marital residence of the grantor(s) herein.

This conveyance is subject to:
- County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.
- Plat Book 547, Page(s) 36, said Register's Office.
- Instrument No. 20130603-0055458, said Register's Office.
- Instrument No. 20130603-0055457, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **400 A St. Francis Avenue, Nashville, Tennessee 37205**.

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 the 21st DAY OF MARCH, 2014.

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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of March, 2014.

Notary Public
My Commission Expires: 1-9-16
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212