THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20140031071 DEEDWARR
Recvd: 05/06/14 10:27 2 pgs
Fees:13.00 Taxes:1073.00
20140506-0038416

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***290,000.00.

Affiant

Subscribed and sworn to before me this 30th day of April, 2014.

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 10/18/16

ADDRESS OF NEW OWNER

Robert Kincaid
2214 Sharondale Drive
Nashville, Tennessee 37215

SEND TAX BILLS TO

ROBERT KINCAID
2906 WEST LINDEN AVE
NASHVILLE, TN 37212

MAP & PARCEL NOS.

MAP 117-02-0
PARCEL 031.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Ninety Thousand and 00/100 Dollars ($***290,000.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Mindy White, married, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Robert Kincaid, married, (hereinafter called the "GRANTEE"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the easterly half of Lot No. 13 on the Plan of Sharondale Subdivision of record in Plat Book 332, Page 19, in the Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 13 fronts 50 feet on the northeasterly side of Sharondale Drive and runs back between lines 390 feet more or less on the easterly line and 400 feet more or less on the westerly line to the right-of-way of the Tennessee Central Railroad, on which it measures 50 feet.

INCLUDED in the above description by expressly EXCLUDED from this conveyance is that portion of the property conveyed to the State of Tennessee for the use and benefit of the Department of Transportation of record in Book 4795, page 446, said Register's Office.

BEING the same property conveyed to Mindy White by Warranty Deed September 30, 1999, from Dorothy R. McGinnis, Executrix of the Estate of Frances S. Still, deceased, of record in Book 11686, page 944, in the Register's Office for Davidson County, Tennessee.

The subject property is not now nor has it ever been the marital residence of the spouse of the Grantor herein.

This is improved property known as 2214 Sharondale Drive, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEE, his heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantee herein.

2. Matters, if any, shown on the Plan of Sharondale Subdivision of record in Book 332, page 19, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has executed this instrument on this the 30th day of April, 2014.

Mindy White

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mindy White, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of April, 2014.

Notary Public

My Commission Expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY