Warranty Deed

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$50,000.00

|Affiant

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
| 18th DAY OF December, 2014.

|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 9-11-17
| (AFFIX SEAL)

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES: SEPTEMBER 11, 2017

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Hincy 2520 Stones River Court Nashville, TN 37214	New Owner	076.05-0-030.00

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Dorothy Koger now known as Dorothy Dailey, married

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

David Hincy, married

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 Lot No. 27 on the Plan of Hidden Hills of record in Book 4860, Page 43, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Richard N. Koger and wife, Dorothy J. Koger by Warranty Deed from Grady David Powell and wife, Cynthia Dawn Powell, dated August 28, 1986, of record in Book 6969, Page 597, Register's Office for Davidson County, Tennessee. Property was further conveyed to Dorothy Koger by Quitclaim Deed from Richard N. Koger, Sr., dated February 2, 1993 of record in Book 8855, Page 427, Register's Office for Davidson County, Tennessee. Dorothy Koger has since married and is now known as Dorothy Dailey.

This conveyance is made subject to the following:

1) 2015 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 4860, Page 43, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 4938, Page 337, Register's Office for Davidson County, Tennessee.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **4932 Leesa Ann Lane, Hermitage, TN 37076**
(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 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 my hand(s) this 18 day of December, 2014.

Dorothy J Dailey
Dorothy Dailey

BILL GARRETT, Davidson County
Trans: T20140095540 DEEDWARR
Recvd: 12/22/14 10:44 2 pgs
Fees: 13.00 Taxes: 185.00
20141222-0116774

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Dorothy Dailey, with whom I am personally acquainted, (or who 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, at office, this 18th day of December, 2014.

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: SEPTEMBER 11, 2017

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076