WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150035762 DEEDWARR
Recvd: 05/08/15 12:12 2 pgs
Fees:13.00 Taxes:1868.50
20150508-0042362

R-BBR-15-2915

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $505,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF MAY, 2015.

Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
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)
Robert Ryan Duncan	**Metropolitan Bank and/or Mortgage Electronic Registration Systems, Inc.**	
(NAME)	(NAME)	**104140L00400CO**
2915 W Linden Avenue	**3500 Lakeland Drive**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	**Flowood, MS 39232**	
(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 F. KINCAID, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ROBERT RYAN DUNCAN AND CRISTINA MEDINA DUNCAN, 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 Unit B, COTTAGES AT WEST LINDEN, as established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140331-0026514, as amended in Instrument Nos. 20140731-0068480, 20141117-0105764 and 20150402-0028861, and 201504240036908 in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Robert F. Kincaid, married by Warranty Deed from Judy Wilson, married, recorded on the 1st day of August, 2013 in Instrument No. 20130801-0080362, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 3842, Page(s) 69 and Exhibit C of Instrument No. 20140731-0068480, Register's office for Davidson County.
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20140331-0026514, as amended at Instrument Nos. 20140731-0068480, 20141117-0105764 and 20150402-0028861, and 20150424-0036908, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Terms and provisions of by-Laws recorded in Exhibit B of Instrument No. 20140331-0026514.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2915 W Linden Avenue, Nashville, Tennessee 37212**.

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 7th DAY OF MAY, 2015.

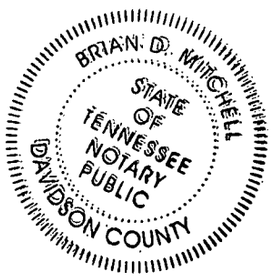
Robert F. Kincaid

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT F. 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 7th of May, 2015.

Notary Public
My Commission Expires: Jan. 9, 2016
(SEAL)



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