BILL GARRETT, Davidson County
Trans:T20150038088 DEEDWARR
Recvd: 05/15/15 15:35 6 pgs
Fees:32.00 Taxes:0.00
20150515-0045115

Address of New Owner:	Map-Parcel Number	Send Tax Bills To:
State of Tennessee 22nd Floor, Tennessee Tower 312 Rosa Parks Ave. North Nashville, TN 37243-0299	13800001400	Tax Exempt
This instrument prepared by: Fearnley, Martin & McDonald, PLLC 6389 N. Quail Hollow Road - Suite 202, Memphis, TN 38120		

WARRANTY DEED

TRANSACTION NUMBER 14-11-018

FOR AND IN CONSIDERATION of the sum of Two Hundred Fifty Thousand and 00/100 Dollars ($250,000.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **WILLIAM DAVID KINCAID and wife, CINDY H. KINCAID** ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey to the **STATE OF TENNESSEE** ("Grantee"), Grantee's successors and assigns, the real property described on Exhibit A, which is attached hereto and incorporated herein by reference, including without limitation, all rights, easements and privileges appurtenant to said real property, all buildings, structures, fixtures and other improvements located on said real property, and all of Grantor's interest, if any, in the land lying beneath the roads and rights-of-way adjoining the real property (all of the foregoing being collectively referred to as the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered except as set forth on Exhibit B, attached hereto and incorporated herein by reference.

A copy of a Survey of the property has been attached hereto and incorporated herein by reference as Exhibit C.

Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

This is unimproved property located at Couchville Pike, Hermitage, Tennessee, containing approximately 11.49 acres.

Witness, this the 12th day of May, 2015.

William David Kincaid

Cindy H. Kincaid

Cindy H. Kincaid

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **William David Kincaid** and **Cindy H. Kincaid**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 12th day of May, 2015.

Ashlee D Page

Notary Public

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Commission Expires: 9-10-2018

STATE OF TENNESSEE

COUNTY OF Shelby

The actual consideration or value, whichever is greater, is $250,000.00 – **Grantee, State of Tennessee, is tax exempt.**

Myra E. Martin

Affiant

Subscribed and sworn to before me this 13th day of May, 2015.

Notary Public

My Commission expires: 4/10/16

MICHELLE L. QUINN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
My Commission Expires April 10, 2016

EXHIBIT A

TRANSACTION NUMBER 14-11-018

Land in the 4th Civil District of Davidson County, Tennessee, beginning at a point in the center of Couchville Pike, located approximately 798 feet from the intersection of Couchville Pike with Mt. Juliet Road; thence N 81 deg. 47 min. W 375.3 feet along Couchville Pike, westerly to a point; thence N 4 deg. 52 min. E 1,170.3 feet to an iron pin; thence S 84 deg. 03 min. E 600.0 feet to an iron pin in fence line; thence S 6 deg. 24 min. W 292.4 feet along fence to iron pin in fence line; thence N 81 deg. 22 min. W 231.6 feet to an iron pin; thence S 4 deg. 00 min. W 903.9 feet to the point of beginning, containing 11.45 acres, more or less.

Being the same property conveyed to William D. Kincaid and wife, Martha G. Kincaid by that certain Warranty Deed dated March 22, 1973 at Book 4704, Page 98 in the Register's Office of Davidson County, Tennessee. The said Martha G. Kincaid having died on July 24, 2005, title then being vested in William D. Kincaid as surviving tenant by the entirety. William D. Kincaid died on June 2, 2012. He was survived by one son, William David Kincaid by virtue of the Affidavit of Heirships dated November 30, 2012 and recorded at Instrument Nos. 20121204-0111566 and 20121204-0111567 in the Register's Office of Davidson County, Tennessee.

Also described as:

Beginning at a set ½" diameter iron rebar with GS&P cap (N: 641977.3399 E: 1811013.4891) being located North 82 Degrees 23 Minutes 25 Seconds West 885.96 feet from the centerline intersection of Couchville Pike and South Mt. Juliet Road also being located in the northern right of way for Couchville Pike common corner State of Tennessee recorded in Instrument Number 20021223 0158031 of the Davidson County Register of Deeds Office;

Thence to the centerline of Couchville Pike South 11 Degrees 48 Minutes 02 Seconds West for 29.03 feet a set mag nail with GS&P washer;

Thence with said line North 77 Degrees 20 Minutes 05 Seconds West for 376.31 feet a set mag nail with GS&P washer;

Thence leaving said line North 14 Degrees 08 Minutes 42 Seconds East for 23.44 feet to a found ½" diameter iron rebar common corner with the State of Tennessee recorded in Deed Book 10337, Page 41 of the Davidson County Register of Deeds Office;

Thence with said line North 07 Degrees 21 Minutes 36 Seconds East for 852.23 feet to a concrete monument common corner with the State of Tennessee recorded in Deed Book 9539, Page 850 of the Davidson County Register of Deeds Office;

Thence said line North 07 Degrees 52 Minutes 52 Seconds East for 279.75 feet to a found 5/8" diameter iron rebar common corner with the State of Tennessee recorded in Instrument Number 20090108 0002009 of the Davidson County Register of Deeds Office;

Thence with said line South 80 Degrees 47 Minutes 31 Seconds East for 600.45 feet a found 5/8" diameter iron rebar common corner with the Darren Keith Lavin, Trustee recorded in Instrument Number 200406160 0071319 also known as Lot 1 "Subdivision of Hershel W. Clark Property" in Map Book 5190, Page 537 of the Davidson County Register of Deeds Office;

Thence with said line and in part with Estate of James D. Stevens recorded in Deed Book 4666, Page 723

the following two (2) calls and distances:

1. South 06 Degrees 35 Minutes 46 Seconds West for 284.25 feet a found 5/8" diameter iron rebar;
2. South 07 Degrees 33 Minutes 10 Seconds West for 8.48 feet a found 5/8" diameter iron rebar with Littlejohn cap corner with the State of Tennessee recorded in Instrument Number 20021223 015831 of the Davidson County Register of Deeds Office;

Thence leaving said line the following three (3) calls and distances:

1. North 79 Degrees 59 Minutes 47 Seconds West for 7.96 feet to a found 5/8" diameter iron rebar with RLS Sword cap corner;
2. North 80 Degrees 55 Minutes 50 Seconds West for 231.58 feet to a found 5/8" diameter iron rebar with RLS Sword cap corner;
3. South 06 Degrees 52 Minutes 56 Seconds West for 856.33 feet to the point of beginning.

Parcel of land containing 500,646.16 Square feet more or less or 11.49 Acres more or less. Per survey dated March 5, 2015 by Gresham Smith and Partners, Kenneth D. Church TN RLS 1004 Source of North per State of Tennessee Grid

EXHIBIT B

TRANSACTION NUMBER 14-11-018

PERMITTED ENCUMBRANCES

- The lien of the following general and special taxes for the year or years specified and subsequent years: 2015 Davidson County taxes, being liens not yet due and payable.
- Taxes and/or assessments levied or assessed against the subject property pursuant to the provisions of TCA 67-5-603, which have not been assessed and are not payable, as of the date of this instrument.
- Roadway easement for the purpose of ingress and egress to the properties located in the back of said property as set out in Deed Book 4653, Page 930 in the said Register's Office.
- Roadway easement for the purpose of ingress and egress to the properties located in the back of said property as set out in Warranty Deed 4704, Page 98 in the said Register's Office.

EXHIBIT C
TRANSACTION NUMBER 14-11-018

