WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150056337 DEEDWARR
Recvd: 07/13/15 10:36 2 pgs
Fees: 13.00 Taxes: 1812.63
20150713-0067653

R-RK-15-2917

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $489,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF JULY, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH
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)
Joe L. Williamson and Sherri R. Williamson	**Wells Fargo Bank, NA**	
(NAME) **2086 Kings Manor Drive**	(NAME) **2701 Wells Fargo Way**	**104-14-0L-001.00-CO**
(ADDRESS) **Matthews, NC 28104**	(ADDRESS) **Minneapolis, MN 55467-8000**	
(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 **JOE L. WILLIAMSON AND SHERRI R. WILLIAMSON, 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 D, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Cottages at West Linden of record as Instrument No. 20140331-0026514, as amended by Amendments recorded in Instrument No. 20140731-0068480, Instrument No. 20141117-0105764, Instrument No. 20150402-0028861 and Instrument No. 20150424-0036908, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Robert Kincaid by Warranty deed from Connie M. Wilson of record in Instrument No. 20130801-0080353 Register's Office for Davidson County, Tennessee, dated July 31, 2013 and recorded on August 01, 2013.

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

This conveyance is subject to:
- Taxes for the year 2015 and subsequent.
- Plan of record in Plat Book 3842, Page 69, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20140331-0026514 and amended in Instrument No. 20140731-0068480, Instrument No. 20141117-0105764, Instrument No. 20150402-0028861 and Instrument No. 20150424-0036908, Register's Office for Davidson County, Tennessee.
- Utility Easement and Maintenance Agreement of record in Instrument Number 20150610-0054716, in the Register's Office for Davidson County, Tennessee.
- Charter of Cottages at West Linden Homeowners Association, Inc., of record in Instrument Number 20140331-0026513, in the Register's Office for Davidson County, Tennessee.
- Deed to the State of Tennessee of record in Book 4797, Page 743, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2917 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 8th DAY OF JULY, 2015.

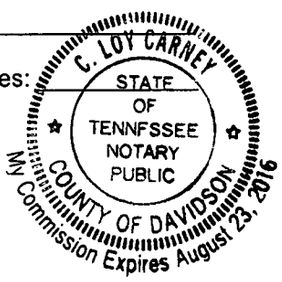
Robert Kincaid

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 8th of July, 2015.

Notary Public
My Commission Expires:
(SEAL)



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