BILL GARRETT, Davidson County
Trans:T20150072860 DEEDWARR
Recvd: 08/27/15 11:58 2 pgs
Fees:13.00 Taxes:521.70
20150827-0086880

Warranty Deed

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$141,000.00
|Affiant

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|24 DAY OF August, 2015.
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES:
| (AFFIX SEAL)

TONIA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires SEPT. 18, 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
Thomas Lumley 213 Bonnavue Drive Hermitage, TN 37076	Brazos National Bank 1625 N. Stammons Fwy. Dallas, TX 75207	075-09-163.00

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,

Belinda J. Kincaid, unmarried

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

Thomas Lumley, unmarried

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:

Being Lot No. 953 on the Plan of Section Eight, Hermitage Hills, as shown by plat of record in Plat Book 3600, Page 24, of the Register's Office of Davidson County, TN, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Belinda J. Kincaid, an unmarried woman, by Warranty Deed from Margaret E. Timbs, a single person, dated August 30, 2010 of record in Instrument Number 20100901-0069321, Register's Office for Davidson County, Tennessee.

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 3600, Page 24, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 3864, Page 441, Book 4140, Page 232, Book 4820, Page 611, Book 4828, Page 13, Book 4890, Page 374, Book 4960, Page 506, Book 4969, Page 667, and Book 6142, Page 458, Register's Office for Davidson County, Tennessee.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **213 Bonnavue Drive, 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 21st day of August, 2015.

Belinda J. Kincaid
Belinda J. Kincaid

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Belinda J. Kincaid, 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 21st day of August, 2015.

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