BILL GARRETT, Davidson County
Trans:T20160023729 DEEDWARR
Recvd: 03/23/16 14:48 2 pgs
Fees:13.00 Taxes:610.50
20160323-0027637

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 21st day of March, 2016, by and between Mary F Kincaid, unmarried, party of the first part, and Daniel Foster, an unmarried man, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 320 on the Plan of Edge-O-Lake Estates, Section 9, as of record in 3700, Page 131, Register's Office for Davidson County, Tennessee.

SAID Lot No. 320 fronts 80.00 feet on the southeasterly margin of Sailboat Drive and extends back between lines, 138.13 feet on the northeasterly line and 148.78 feet on the southwesterly line, to a rear lines measuring 89.34 feet.

Being all or part of the same property conveyed to Carolynn D. Hammond and Mary F. Kincaid by virtue of that certain Warranty Deed dated November 15, 2000, at Instrument No. 20001130-0117709 in the Register's Office of Davidson County, Tennessee.
Carolynn D Hammond passed February 25, 2007 leaving Mary F Kincaid as the surviving joint tenant.

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), his heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2016Davidson County real property taxes, being a lien not yet due and payable and restrictions at Plat Book 3700, Page 131 and Book 4145, Page 195 in said Register's Office, Tennessee; and I do further covenant and bind myself, heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Mary F Kincaid by Robert Alexander Clark Smith, Attorney-in-Fact

Mary F Kincaid, by Robert Alexander Clark Smith,
Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of March, 2016, before me personally appeared Robert Alexander Clark Smith, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Mary F Kincaid and acknowledged that he executed the same as the free act and deed of the said Mary F Kincaid.

WITNESS my hand and official seal at office this 21st day of March, 2016.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Daniel Foster
252 Sailboat Drive
Nashville, TN 37217

Tax Parcel No 14904022300

Property Address: 252 Sailboat Drive
Nashville, TN 37217

MAIL TAX
BILLS TO: New Owner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $165,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Brian Mitchell
AFFIANT

SUBSCRIBED AND SWORN TO before me this 21st day of March, 2016.

Dana Delworth
Notary Public

My Commission Expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY