WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160033448 DEEDWARR
Recvd: 04/22/16 15:43 2 pgs
Fees:13.00 Taxes:2564.10
20160422-0039566

R-RK-16-1406-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $693,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF APRIL, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC MARY FRANCES JUDY DAVIDSON COUNTY MY COMMISSION EXPIRES

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)
Kenneth Kuet and Lauren Kuet	**Farmington Mortgage, a Division of CapStar Bank**	
(NAME)	(NAME)	**117-12-0M-002.00-CO**
1406 Clifton Lane	**2002 Richard Jones Road, Suite 300A**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	**Nashville, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT F. KINCAID, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KENNETH KUET AND LAUREN KUET, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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, of the Cottages at 1404 Clifton Lane, a Horizontal Property Regime with Private Elements, as established in Master Deed of record at Instrument No. 20150430-0038588, in the Register's Office of Davidson, Tennessee, to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Robert F. Kincaid by Warranty deed from Michael Lee Matheny and Elizabeth Leanne Matheny, husband and wife of record in Instrument No. 20120924-0086669 Register's Office for Davidson County, Tennessee, dated September 21, 2012 and recorded on September 24, 2012.

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 2016 and subsequent.
- Plan of record in Plat Book 1424, Page 22, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20150430-0038588, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20150512-0043344, 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: **1406 Clifton Lane, Nashville, Tennessee 37215**.

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 21st DAY OF APRIL, 2016.

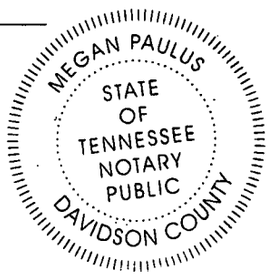
Robert F. Kincaid by John Gleaves as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ROBERT F. KINCAID, and who acknowledged he/she/they executed the same as the free act and deed of the said ROBERT F. KINCAID.

Witness my hand and official seal, this the 21st of April, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



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