(1) Return to: Bridgehouse Title
342 Cool Springs Blvd. Ste. 202
Franklin, TN 37067

# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160111494 DEEDWARR
Recvd: 12/19/16 14:13 2 pgs
Fees:13.00 Taxes:647.50
20161219-0133095

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-25-2020

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Coreen Newcomb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of December, 2016.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Staci Bishop | Bancorp South Bank | 124000080.00 |
| (NAME) | (NAME) | |
| 6156 S Mount Juliet Road | P.O Box 4360 | |
| (ADDRESS) | (ADDRESS) | |
| Hermitage, TN 37076 | Tupelo, MS 38803-4360 | |
| (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 considerations, the receipt of which is hereby acknowledged, we, **Johnny W. Kincaid and wife, Anita D. Kincaid**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Staci Bishop and James M. Bishop, wife and husband**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land lying in Davidson County & Wilson County, Tennessee, being Lot No. 4 as shown on the plan of Corynn Meadows Subdivision, as of record in Book 6250, page 64, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being a portion of the property conveyed to Johnny W. Kincaid and wife, Anita D. Kincaid, by Warranty Deed from Third National Bank in Nashville, dated September 25, 1981, of record in Book 5820, page 294, Register's Office for Davidson County, Tennessee, and Deed Book 383, page 977, Register's Office for Wilson County, Tennessee.

Subject to: (1) All matters appearing on plat of record in Book 6250, page 64, Register's Office for Davidson County, Tennessee; (2) Easement for overhead line of record in Book 8063, page 677, Register's Office for Davidson County, Tennessee, and Deed Book 418, page 615, Register's Office for Wilson County, Tennessee; and (3) Easement for ingress/ egress of record in Book 7512, page 94, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 6156 S Mount Juliet Road, 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 GRANTEE(S), 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), 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 our hands this 15 day of December, 2016

Johnny W. Kincaid
Johnny W. Kincaid

Anita D. Kincaid
Anita D. Kincaid

State of Tennessee
County of Wilson

Personally appeared before me Johnny W. Kincaid and Anita D. Kincaid, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of December, 2016.

Notary Public Tracey Trumphour - MJ
My Commission Expires: 8-14-17

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**13026 Lebanon Road, Ste 100**
**Mt Juliet, TN 37122**