Bill Garrett Davidson County
Batch# 64961 DEEDWARR
03/05/2018 09:46:39 AM 2 pgs
Fees: $13.00 Taxes: $1,757.50
20180305-0020304

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00

Affiant

WARRANTY DEED

NOTA L. LEACH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Subscribed and sworn to before me, this 23RD DAY OF FEBRUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: 9/25/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Michael Taylor and Sarah Marilee Taylor, husband and wife	Bank of Tennessee	009-00-0-119.00
	(NAME)	
7663 Wilkinson Road	165 Indian Lake Blvd. #107	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Hendersonville, TN. 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we John William Kincer, an unmarried man, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Charles Michael Taylor and Sarah Marilee Taylor, husband and wife, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING PART OF THE WILKINSON TRACT, DESCRIBED ACCORDING TO A SURVEY BY JOHN J. O' CONNOR, SURVEYOR, DATED APRIL 9, 1971, AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF WILKINSON ROAD, SAID POINT BEING THE SOUTHEAST CORNER OF PROPERTY CONVEYED TO G.C. ARMSTRONG OF RECORD IN BOOK 3505, PAGE 9, REGISTER'S OFFICE FOR SAID COUNTY; THENCE SOUTH 52° WEST 156.8 FEET TO AN IRON PIN; THENCE SOUTH 72° 3' WEST 132 FEET TO AN IRON PIN; THENCE NORTH 89° 46' WEST 232 FEET TO AN IRON PIN; THENCE SOUTH 8° 49' WEST 790.4 FEET TO AN IRON PIN; THENCE NORTH 63° 33' EAST 467.14 FEET TO AN IRON PIN; THENCE NORTH 75° 37' EAST 396.3 FEET TO AN IRON PIN; THENCE NORTH 19° 49' EAST 192.42 FEET TO AN IRON PIN IN THE SOUTHWESTERLY MARGIN OF WILKINSON ROAD; THENCE NORTH 34° 35' WEST 153.45 FEET TO AN IRON PIN; THENCE NORTH 42° 30' WEST 411.55 FEET TO THE POINT OF BEGINNING, CONTAINING 10 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO JOHN WILSON KINCER AND WIFE, SANDRA M. KINCER BY WARRANTY DEED FROM PHILLIP RICHARD WHITED, A SINGLE PERSON, OF RECORD IN BOOK 5079, PAGE 173, (VESTING TO JOHN WILSON KINCER SHOWN IN AFOREMENTIONED DEED ERRONEOUSLY AND SHOULD HAVE BEEN VESTED TO JOHN WILLIAM KINCER); ALSO BEING THE SAME PROPERTY CONVEYED TO JOHN WILLIAM KINCER BY QUITCLAIM DEED FROM SANDRA MARIE KINCER, OF RECORD IN INSTRUMENT NO. 20050314-0027666, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 7663 Wilkinson Road, Joelton, TN 37080
(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

WARRANTY DEED
(Continued)

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/our hand(s) this 23rd day of February, 2018.

John William Kincer

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John William Kincer, an unmarried man, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of February, 2018.

Notary Public

My Commission Expires: 9/25/19

ANITA L. LEACH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072