Bill Garrett Davidson County
Batch# 66386 DEEDWARR
03/07/2018 04:21:30 PM 3 pgs
Fees: $18.00 Taxes: $906.50
20180307-0021700

This instrument prepared by & return to: Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 7th day of March, 2018, by and between William David Kincaid, a married man, party of the first part, and Carl M. Gunter, a married 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. 125 on the Plan of Section Three, Gra-Mar Acres of record in Plat Book 2133, Page 108, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 125 fronts 95 feet on the easterly side of Gra-Mar Drive and extending back 377.8 feet on the northerly line and 378.2 feet on the southerly line to a dead line, measuring 130 feet thereon.

Being all or part of the same property conveyed to Being the same property conveyed to William D. Kincaid and wife, Martha G. Kincaid by Warranty Deed dated December 30, 1957 of record in Book 2708, Page 183, in the said Register's Office for Davidson County, Tennessee.

The said Martha G. Kincaid died July 24, 2005 leaving William D. Kincaid as surviving tenant by the entirety. The said William D. Kincaid died testate June 2, 2012 leaving William David Kincaid as his sole heir. See also Case No. 12P975 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, and Affidavits of Heirship of record in Instrument No. 20121204-0111566 and Instrument Number 20121204-0111567 in the said Register's Office.

The seller warrants that this was not his primary residence and said property was inherited property.

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 2018 Davidson County real property taxes, being a lien not yet due and payable and subject to Easement of record in Book 1813, page 337, said Register's Office and partial release of record in Book 1849, page 184, said Register's Office; and I do further covenant and bind myself, my 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.

William David Kincaid

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, William David Kincaid with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 7th day of March, 2018.

Notary Public

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 9/25/19

Property Owner & Address: Carl M. Gunter

9110 Prestwick Club Drive
Duluth, GA 30097

Tax Parcel No 06102012300

Property Address: 4422 Gra Mar Dr.
Nashville, TN 37216

MAIL TAX BILLS TO: Owner at Owner's Address

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 $245,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 7th day of March, 2018.

Notary Public

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 9/25/19

Certificate of Authenticity

I, ASHLEE D PAGE, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019