NEW OWNER:

Johnny Kincaid
Suzanne Kincaid
712 Winsley Place
Brentwood, TN 37027

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 18-0104 MJ

172-13-0-A-078.00

Space for Recorder's Stamp

Bill Garrett Davidson County
Batch# 70196 DEEDWARR
03/16/2018 12:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,515.15
20180316-0025079

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Four Hundred Nine Thousand Five Hundred and 00/100 Dollars ($409,500.00)** cash in hand paid, the receipt of which is hereby acknowledged, **GEORGE A. DODSON** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **JOHNNY KINCAID AND SUZANNE KINCAID, HUSBAND AND WIFE,** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Section Two, Williams Grove of record in Plat Book 9700, Page 902 through 906, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to George A. Dodson and wife, Norma C. Dodson by Warranty Deed from Pulte Homes Tennessee Limited Partnership of record in Instrument No. 20001109-0111698 Register's Office for Davidson County, Tennessee, dated October 31, 2000 and recorded on November 9, 2000. Norma C. Dodson died on August 5th. 2017, and had remained married to George A. Dodson, without intervening legal separation or divorce, from the time of acquisition of this property until her passing, thereby vesting title in George A. Dodson as surviving tenant by the entirety.

Being also known as 712 Winsley Place Brentwood, Tennessee 37027.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 15th day of **March, 2018**.

George A. Dodson
GEORGE A. DODSON

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, GEORGE A. DODSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 15th day of **March, 2018**.

BRITTANY T. DUGAS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 9-8-2020

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The actual consideration or value, whichever is greater, for this transfer is $ 409,500.00 .

AFFIANT

Sworn to and subscribed to before me this 14 day of **March, 2018**.

NOTARY PUBLIC

My commission expires: 10/9/19

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 10-9-2019

True Copy Certification

I, Penny Y. Ray, 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.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/6/19