RECORDING INFORMATION

Karen Johnson Davidson County
Batch# 193434 DEEDWARR
02/08/2019 02:56:30 PM 3 pgs
Fees: $18.00 Taxes: $928.70
20190208-0012355

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
3037A Highway 31W, P.O. Box 887
White House, TN 37188

STATE OF TENNESSEE)
COUNTY OF Robertson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $251,000.00.

Affiant

Sworn to and subscribed before me this 8th day of February, 2019.

Notary Public

My Commission Expires: 3-30-21

(SEAL)

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Floyd Dawson and Barbara Dawson 291 Saint Blaise Road Gallatin, TN 37066	New Owner	061-02-0-116.00

This Indenture is made on the 8th day of February, 2019, by and between **WALLACE R. KINKADE, AN UNMARRIED MAN** ("Grantor"), and **FLOYD DAWSON AND WIFE, BARBARA DAWSON, JARED DAWSON AND WIFE, KRISTIN DAWSON, ALL AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** ("Grantee").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 132 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, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Wallace R. Kinkade and Martha H. Kinkade, husband and wife by Warranty deed from Robert F. Ingram and Glennda A. Ingram, husband and wife of record in Book 9080, page 501, Register's Office for Davidson County, Tennessee, dated September 09, 1993 and recorded on September 15, 1993.

Being the same property conveyed to Wallace R. Kinkade and Martha H. Kinkade, Trustee(s) U/A/D February 03, 1995 by Quitclaim deed from Wallace R. Kinkade and wife Martha H. Kinkade of record in Book 9591, page 884, Register's Office for Davidson County, Tennessee, dated February 03, 1995 and recorded on February 09, 1995.

Being the same property conveyed to Wallace R. Kinkade by Trustee's Quitclaim deed from Wallace R. Kinkade and Martha H. Kinkade, Trustee(s) U/A/D February 03, 1995 of record in Instrument No. 20111107-0086997 Register's Office for Davidson County, Tennessee, dated October 24, 2011 and recorded on November 07, 2011.

This is improved property known as 4402 Gra Mar Drive, Nashville, TN 37216.

This conveyance is being made subject to:

1. Taxes for the year 2019, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 2133, Page 108, Register's Office for Davidson County, Tennessee.

3. Easement for transmission lines of record in Book 1813, Page 337, in the Register's Office for Davidson County, Tennessee. See also partial release in Book 1849, Page 184, said Register's Office.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 8th day of February, 2019.

GRANTOR:

Wallace R. Kinkade

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, WALLACE R. KINKADE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of February, 2019.

Notary Public

My Commission Expires: 03/24/2020

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

TRUE COPY CERTIFICATION

I, LISA HODGES, 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.

Lisa Hodges

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, RYAN GARDNER, a notary public for this county and state, LISA HODGES who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: _____

