WARRANTY DEED

Karen Johnson Davidson County
Batch# 299997 DEEDWARR
10/11/2019 02:58:13 PM 4 pgs
Fees: $23.00 Taxes: $2,127.50
20191011-0104604

Address New Owners as:	Tax Bill To:	Map / Parcel
Robert Kincaid 200 Elmington Ave, Nashville TN 37205	New Owner	104 10 0 016.00

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. 19-09-16015

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged **Donna L. Dale for and during her lifetime and Debby Dale Mason and Melissa West Thompson,** (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Robert Kincaid**, (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

See Exhibit A for legal description.

Being the same property conveyed to Donna L. Dale, for and during her lifetime, with the remainder interest to Debby Dale Mason, or if she does not survive Donna L. Dale, with the remainder interest to Melissa West Thompson, by Executor's Quitclaim Deed from Debby Dale Mason, Executor of the Estate of Perry Dale, Jr., Deceased, of record in Instrument No. 20181019-0103743, Register's Office for Davidson County, Tennessee.

This is improved property known as 200 Elmington Avenue, Nashville TN 37205.

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

The actual consideration or value, whichever is greater for this transfer is $575,000.00.

Affiant

Subscribed and sworn to before me
This 9th day of October, 2019.

Notary Public

My Commission Expires: 11-26-22

VICKY W. MCMILLEN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-BBR-19-200

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs, and assigns, forever.

And Grantors does covenant with the said Grantee that the Grantors is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors does further covenant and bind their self, their heirs, and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs, and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 9th day of October, 2019

Donna L. Dale
Donna L. Dale

Debby Dale Mason
Debby Dale Mason

Melissa West Thompson
Melissa West Thompson

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Donna L. Dale with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing instrument and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Nashville, Tennessee, this 9th day of October, 2019

Notary Public

My Commission Expires: 11-26-2022

VICKY W. MCMILLEN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

STATE OF TENNESSEE}

COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Debby Dale Mason with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing instrument and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Nashville, Tennessee, this 7th day of October, 2019.

Notary Public

My Commission Expires: 11-26-22

VICKY W. MCMILLEN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Melissa West Thompson with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing instrument and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Nashville, Tennessee, this 7th day of October, 2019

Notary Public

My Commission Expires: 11-26-22

VICKY W. MCMILLEN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 21 on the plan of Joseph Warner's Subdivision, of record in Book 332, page 154, Register's Office for said County, described according to a survey made by John B. Kohl, III, Registered Land Surveyor, Tennessee No. 100, dated July 27,1977, Job No. W2-16008-D.

Said Lot No. 21, which is a corner lot, fronts 94 feet on the easterly margin of Elmington Place and fronts 174 feet 10 inches on the southerly margin of Gillespie Avenue, and extends back 93 – ½ feet on the easterly line and 181 feet 2 inches on the southerly tine to a point of intersection.