WARRANTY DEED

Karen Johnson Davidson County
Batch# 309361 **DEEDWARR**
10/31/2019 03:41:38 PM 2 pgs
Fees: $13.00 Taxes: $344.10

20191031-0112256

R-FSBO-19-776

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $93,000.00.

Bobby Lee Kincade Jr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Bobby Lee Kincade, Jr.	**SunTrust Bank**	
(NAME) **776 Hospital Drive**	(NAME) **901 Semmes Avenue**	**052-03-0-113.00**
(ADDRESS) **Madison, TN 37115**	(ADDRESS) **Richmond, VA 23224**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ESTELA MENIE KABIGTING BELL, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BOBBY LEE KINCADE, JR., AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the west part of Lot No. 21 and the west part of the north part of Lot No. 22 of Block A, on the unrecorded Map of Homeacres, described as follows:
Beginning at a point in the south margin of Sanitarium Drive, 200 feet west of the west margin of Larkin Springs Road, being the northwest corner of the property conveyed to Julian C. Gant, et al, by deed of record in Book 2484, Page 460, Register's Office of Davidson County, Tennessee; thence with said Gant etal, westerly line, Southerly parallel to the west margin of Larkin Springs Road, 153 feet to a point; thence Westerly 154 feet to a point in the east line of Lot No. 19; thence with the line between Lot Nos. 19 and 20, and Lot Nos, 21 and 22, Northerly 153 feet to the south margin of Sanitarium Drive; thence with the margin of the same, Easterly 159.8 feet to the point of beginning.

Being the same property conveyed to Esteban M. Kabigting and wife, Adela A. Kabigting by Warranty Deed from Coress A. King, widow, dated December 14, 1971 and recorded December 28, 1971 in Book 4564, Page 47, Register's Office of Davidson County, Tennessee. The said Adela A. Kabigting having since died on Feburary 7, 2003, leaving Esteban M. Kabigting as the sole surviving heir. The said Esteban M. Kabigting having since died on July 12, 2014. Estela Menie Kabigting Bell conveys herein as the Devisee under the Last Will and Testament of Roy M. Kabigting, Docket Number 14P1452, the Seventh Circuit Court (Probate Division) of Davidson County, Tennessee; and of record in Inst. No. 20141022 0097282, said Register's Office.

The said Esteban M. Kabigting is also known as Roy M. Kabigting and Roy Martin Kabigting and Esteban Martin Kabigting.

The above-described property is not the primary or marital residence of the grantor Estela Menie Kabigting Bell.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- ROW Sanitarium Drive aka Hospital Road.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **776 Hospital Drive, Madison, Tennessee 37115**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 the 29th DAY OF OCTOBER, 2019.

Estela Menie Kabigting Bell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ESTELA MENIE KABIGTING BELL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of October, 2019.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212