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| **THIS INSTRUMENT WAS PREPARED BY**<br><br>Bankers Title & Escrow Corp.<br>3310 West End Ave., Ste. 540<br>Nashville, TN 37203<br>P19-26785 | STATE OF TENNESSEE<br>COUNTY OF Williamson<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS ~~TRANSFER IS~~ $ 387,000.00.<br><br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF December, 2019<br><br>Notary Public<br>MY COMMISSION EXPIRES: 6/22/20<br>(AFFIX SEAL) |

Judy S. Wells
State of Tennessee Notary Public
Williamson County

Karen Johnson Davidson County
Batch# 326599 DEEDWARR
12/09/2019 09:11:13 AM 2 pgs
Fees: $13.00 Taxes: $1,431.90
20191209-0126547

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Kenneth Joel Kincaid and Cara Beth Reddington-Kincaid | Wells Fargo Bank | |
| 7244 Riverfront Drive | P.O. Box 51162 | 126160A54200CO |
| Nashville, TN 37221 | Los Angeles, CA 90051-5462 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Matthew Dale McWright, unmarried, and Trisha Stephens McWright, unmarried,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kenneth Joel Kincaid and Cara Beth Reddington-Kincaid, husband and wife,**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 334 on the Plan of Final Plat, Riverwalk, Phase 3C of record in Plat at Instrument No. 20050706-0077607, as amended by Surveyor' s Certificate of Correction of record in Instrument No. 20060104-0001187 and Instrument No. 20070330-0038464 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 Matthew Dale McWright and wife, Trisha Stephens McWright by Warranty deed from Celebration Homes, LLC of record in Instrument No. 20090225-0016417 Register's Office for Davidson County, Tennessee, dated February 20, 2009 and recorded on February 25, 2009. Matthew Dale McWright and Trisha Stephens McWright have since divorced.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the years subsequent to the current year; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **7244 Riverfront Drive, Nashville, TN 37221.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this the 6th day of December, 2019.

Matthew Dale McWright

Trisha Stephens McWright

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Matthew Dale McWright and Trisha Stephens McWright**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 6th day of December, 2019.

My Commission expires: 1-6-20

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE