Karen Johnson Davidson County
Batch# 502259 DEEDWARR
10/28/2020 09:37:30 AM 3 pgs
Fees: $18.00 Taxes: $2,728.75
20201028-0124686

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $737,500.00.

Emily Dudley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF OCTOBER, 2020.

Julie Bailey
Notary Public

MY COMMISSION EXPIRES: 9-2-2024
(AFFIX SEAL)

JULIE BAILEY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 02, 2024

R-BRG-20-2123A

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)
Paul Gallagher and Lucinda C. Benn, as Co-Trustees of the Gallagher/Benn Revocable Trust dated July 30, 2009	Pinnacle Bank	
(NAME)	(NAME)	
2123 A Acklen Avenue	150 3rd Avenue South, Suite 900	**104-11-2B-001.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Nashville TN 37201	
(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, **ROBERT F. KINCAID, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PAUL GALLAGHER AND LUCINDA C. BENN, AS CO-TRUSTEES OF THE GALLAGHER/BENN REVOCABLE TRUST DATED JULY 30, 2009,** 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 Unit Nos. 2123A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Acklen in the Village, a Horizontal Property Regime with Private Elements of record as Instrument No. 20180226-0017973 and being shown on Plat attached thereto as Exhibit "C", 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 a portion of the same property conveyed to Robert F. Kincaid, a married man by Quitclaim deed from CAR Investments, a Tennessee general partnership of record in Instrument No. 20190628-0062847 Register's Office for Davidson County, Tennessee, dated June 27, 2019 and recorded on June 28, 2019.

The above-described property is not now nor ever has been the primary or marital residence of the grantor herein.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record in Plat Book 57, Page 149, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20180226-0017973, amended in Instrument No. 20200520-0052322, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20180315-0024634, in the Register's Office for Davidson County, Tennessee.
- Restrictions running with the University Center Urban Renewal Area - One of record in Book 10737, Page 558, in the Register's Office for Davidson County, Tennessee.
- Restrictive Covenants running with the land of the Nashville Housing Authority in the University Center Urban Renewal Area - One of record in Book 4626, Page 719, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2123 A Acklen Avenue, Nashville, Tennessee 37212**.

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 5th DAY OF OCTOBER, 2020.

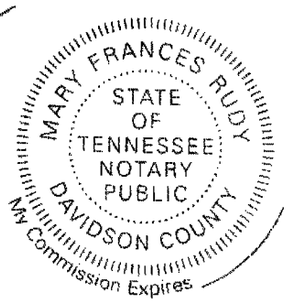
Robert F. Kincaid

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT F. KINCAID, 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 5th of October, 2020.

Notary Public
My Commission Expires: 1-3-22
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022