Box 1

WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$77,100.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **27TH DAY OF JUNE, 2002.**

Notary Public

MY COMMISSION EXPIRES: January 29, 2005.
(AFFIX SEAL)

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laura R. Fulcher	**First Horizon Home Loan Corporation d/b/a First Tennessee Home Loans**	**Map 161-01-A, Parcel 59.00 CO**
(NAME)	(NAME)	
5312-3 Edmondson Pike	**P.O. Box 146**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Memphis, TN 38101**	
(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, **Kelly Lynn Ingram**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Laura R. Fulcher**, 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 Unit No. 5312—3 on the Plan of Danbury Condominiums, as of record in Plat Book 6612, Page 122, Register's Office for Davidson county, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Kelly Lynn Ingram in Deed of record in Book 11533, Page 154, Register's Office for Davidson County, Tennessee.

The said Kelly Lynn Ingram has since married and is now known as Kelly Lynn Kidder.

Michael Lee Kidder, spouse of Kelly Lynn Kidder, executes this document, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

Davidson County DEEDWARR
Recvd: 07/02/02 14:16 2pgs
Fees:13.00 Taxes:285.27

20020702-0079572

unimproved ☐

This is improved ☒ property, known as **5312-3 Edmondson Pike, Nashville, TN 37211**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 27th day of June, 2002.

KELLY LYNN KIDDER

MICHAEL LEE KIDDER

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 **Kelly Lynn Kidder and Michael Lee Kidder** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this **27th** day of **June, 2002.**

SHARI A. THOMPSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY

Notary Public

Commission expires:
1-29-05