File Box 8

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $272,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF AUGUST, 2002.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHAWN E. KUDLA NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peter C. Woolfolk Jr.	**AmSouth Bank**	**160-12-127**
(NAME)	(NAME)	
5513 Trousdale Drive	**2050 Parkway Office Circle**	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	**Birmingham, AL 35244**	
(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, **TODD ANTHONY KIDD AND WIFE, BETH ANN KIDD**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PETER C. WOOLFOLK, JR.**, 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. 143 on the Plan of Phase 2, Hearthstone, of record in Plat Book 5200, Page 323, amended in Book 6081, Page 770, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Todd Anthony Kidd and wife, Beth Ann Kidd by deed from J. Michael Schussele and wife, Joyce S. Schussele of record in Book 11133, Page 618, Register's Office for Davidson County, Tennessee

This conveyance is subject to matters shown on the recorded plan, to applicable easements and restrictions of record and Property Taxes for the current year.

unimproved ☐

This is improved ☒ property, known as **5513 Trousdale Drive, Brentwood, TN 37027**

(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 our hands this 7th day of August, 2002.

Davidson County DEEDWARR
Recvd: 08/12/02 14:03 2pgs
Fees:13.00 Taxes:1008.25

20020812-0097175

Todd Anthony Kidd

Beth Ann Kidd
By: Todd Anthony Kidd, her Attorney-In-Fact

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 Todd Anthony Kidd the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 7th day of August, 2002.

Commission expires: July 26, 2003

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Shannon Philbin Notary Public

STATE OF TENNESSEE

My Commission Expires JULY 26, 2003

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared, Todd Anthony Kidd, with whom I am personally acquainted and who, upon his oath, acknowledged himself to be the Attorney in Fact for the within named, Beth Ann Kidd, and being authorized to act on behalf of said person he executed the foregoing instrument as her free act and for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 7th day of August, 2002.

Commission expires: July 26, 2003

Shannon Philbin Notary Public

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 26, 2003