WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $6,500.00 $6,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF MAY, 2005.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 05/17/05 09:37 2 pgs
Fees:13.00 Taxes:24.05
20050517-0055300

TIFFANY R. ADDISON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Exp. March 21, 2009

THIS INSTRUMENT WAS PREPARED BY:
Bicentennial Title & Escrow, 2280 Metrocenter Blvd., Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cordell Kidd	Cordell Kidd	092-05-0-326.00
(NAME)	(NAME)	
1314 6th Avenue North	1314 6th Avenue North	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37208	Nashville, Tennessee 37208	
(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, J.C. Pickett, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cordell Kidd, 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:

SEE ATTACHED EXHIBIT A

unimproved ☒

This is improved ☐ property, known as 3128 Torbett St., Nashville, TN 37208
(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 hand this 9th day of May, 2005.

J.C. Pickett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, JC Pickett, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 09th day of May, 2005.

Witness my hand and official seal at Nashville, Tennessee this 9th day of May, 2005.

Commission expires:

TIFFANY R. ADDISON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Exp. March 21, 2009

Notary Public

File No.: 102578

EXHIBIT A

Land in Davidson County, Tennessee, being the westerly half of Lot No. 7 in A. W. Willis Subdivision of part of the Barrow Lands of record in Book 161, Page 107, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Said Lot No. 7 fronts 50 feet on the north side of Torbett Avenue and extends back northerly between parallel lines 125 feet, more or less, to an alley.

Being the same property conveyed to J.C. Pickett, a single person, by Quitclaim Deed from Reginald S. Pickett, a single person, executed May 5, 2005, and filed for record on _____ day of _____, in Instrument No. 20050517-0055299, Register's Office for Davidson County, Tennessee.