WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$112,500.00**

AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE **17TH DAY OF AUGUST, 2009.**

NOTARY PUBLIC

MY COMMISION EXPIRES

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20090056643 DEEDWARR
Recvd: 08/19/09 09:25 3 pgs
Fees:18.00 Taxes:416.25
20090819-0077957

THIS INSTRUMENT WAS PREPARED BY
Creative Title and Escrow, LLC
1994 Gallatin Road North, Suite 202, Madison, TN 37115

Address New Owner(s) As Follows:	***Send Tax Bills To:***	Map and Parcel Number:
Charles E. Kidwell	**Platinum Mortgage, Inc., and/or MERS Inc. solely as nominee for lender ISAOA ATIMA**	**51-7-0-33.00**
1109 Saunders Avenue	**103 Spenryn Drive, Ste B**	
Madison, TN 37115	**Madison, AL 35758**	

FOR AND IN 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,

Dario Rosiles, a married man

Araceli Q. Rosiles, wife of Dario Rosiles, joins in this conveyance to relinquish any and all right, especially marital rights, which she/he may have in said property by virtue of his/her marriage to Dario Rosiles.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

Charles E. Kidwell and Phyllis A. Kidwell, husband and wife,

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

See attached legal Exhibit "A"

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

City and or County taxes for the year 2009 and subsequent years a lien but not yet due and payable.

All Easements, Restrictive Covenants and Conditions, and other matters of record, including all items set out on any applicable plat of record.

NO COVERAGE IS AFFORDED AS TO THE EXACT AMOUNT OF ACREAGE OR SQUARE FOOTAGE CONTAINED WTIHIN THE PROPERTY HEREIN DESCRIBED.

All matters on the Plan of Record in Plat Book 2133, page 121, said Register's Office, including any and all revisions, corrections and/or amendments thereto of record.

(X) Improved
This ( ) Unimproved property is known as: **1109 Saunders Avenue Madison, TN 37115**

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 not 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 ever 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 17th day of August, 2009.

DARIO Rosiles
Dario Rosiles

Araceli Q Rosiles
Araceli Q. Rosiles

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Dario Rosiles and Araceli Q. Rosiles**, 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 and official seal at MADISON TN 37115

This 17th day of August, 2009.

Notary Public

My Commission Expires: 

Exhibit "A"

LAND in the 11th Civil District of Davidson County, Tennessee, being Lot No. 30 and the north triangular part of Lot No. 29 on the Map of Section Four, Pleasant Acres, as of record in Book 2133, page 121, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lot and part of said lot front 128.29 feet on the easterly side of Saunders Drive, and runs back between lines, 316.5 feet on the southerly line and 312.24 feet on the northerly line, to a dead line in the rear on which it measures 146.29 feet.

Being the same property conveyed to MICHAEL D. MCCLAIN AND WIFE, KAREN C. MCCLAIN, by Warranty Deed from OLIVIA G. LANIER, filed for record 06/09/2003 in Instrument No. 20030609-0078955, Register's Office for DAVIDSON County, Tennessee.

Being the same property conveyed to DARIO ROSILES, A MARRIED MAN, by Warranty Deed from MICHAEL D. MCCLAIN AND WIFE, KAREN C. MCCLAIN, filed for record 04/03/2008 in INSTRUMENT NO. 20080403-0033746, Register's Office for DAVIDSON County, Tennessee.