File No. 210110022

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00

Thelma Kidd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF NOVEMBER, 2010.

Tonja Barron
Notary Public

Tonja Barron State of Tennessee Notary Public Williamson County

My commission expires November 21, 2012 MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thelma Kidd	NEW OWNER	171030B00100CO
(NAME) 305 Culpepper Ct.	(NAME)	
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(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 considerations, the receipt of which is hereby acknowledged, **WE, William Brent Thompson and wife, Julie Wineland Thompson,** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Thelma Kidd**, hereinafter called the grantee(s), HER 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. 283 on the Plan of First Revision, Section 5-A, Fredericksburg, of record in Plat Book 7900, Page 952 and Plat Book 7900, Page 961, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to WILLIAM BRENT THOMPSON AND WIFE, JULIE WINELAND THOMPSON by Deed from CHERYL L. CREWSE AND HUSBAND, JEROME STOCCO, dated 10/22/2004 and filed for record on 11/01/2004 in Instrument No. 200411010130644, Register's Office for DAVIDSON County, Tennessee.

All matters as set forth per Plat Book 7900, Page 952 and Plat Book 7900, Page 961, said Register's Office.

Declaration of Covenants, Conditions and Restrictions of record in Book 8920, Page 65, as amended of record in Book 9500, Page 393, Book 9860, Page 840 and Book 10694, Page 541, said Register's Office.

Taxes for the year 2011 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 305 Culpepper Ct., 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 GRANTEE(S), HER 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), HER 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.

BILL GARRETT, Davidson County
Trans:T20100074901 DEEDWARR
Recvd: 11/29/10 10:54 2 pgs
Fees:13.00 Taxes:1276.50
20101129-0094660

Witness my/our hands this 18th day of November, 2010.

William Brent Thompson

Julie Wineland Thompson

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, William Brent Thompson and Julie Wineland Thompson, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand at office this 18th day of November, 2010.

Commission expires:

11/10/13

Notary Public

File Number: 210110022

RETURN TO:

Sidwell Title
121 First Avenue South, Suite 200
Franklin, TN 37064

