03

Realty Title

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110069206 DEEDWARR
Recvd: 11/03/11 11:33 2 pgs
Fees:13.00 Taxes:543.90

20111103-0085769

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$147,000.00.**

Affiant

Subscribed and sworn to before me this 31st day of October, 2011.

Notary Public
My Commission expires:
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Andrew Thomas Kidd	SunTrust Bank	162-02-0-C-062.00 CO
141 Bart Drive	~~700 East Hill Avenue~~ 901 Semmes Ave	
Antioch, TN 37013	~~Nashville, TN 37215~~ Richmond, VA 23224	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **George E. Patterson d/b/a Affordable Construction**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Andrew Thomas Kidd and wife, Lauren Clanton Kidd**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 62 on the Plan of Spencer Hill, Section One, of record in Instrument Number 20070614-0071366, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to George E. Patterson d/b/a Affordable Construction by Special Warranty Deed from First Bank, a Tennessee Corporation dated 11/20/08 of record in Instrument Number 20081124-0115034, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2012 and subsequent years which are not yet due and payable for Map & Parcel 162-02-0-C-062.00 CO.
- Subject to all matters as shown on the Plan of record in Instrument Number 20070614-0071366, page n/a, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Numbers 20070530-0064097 and 20101213-0099002, page n/a, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20060821-0102706, Register's Office for Davidson County, Tennessee.
- Bonnie Patterson joins in this conveyance to convey any and all interest she may have in said property.

This is improved property known as: **141 Bart Drive, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 October 31, 2011.

George E. Patterson

George E. Patterson

Bonnie D. Patterson

Bonnie D. Patterson

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **George E. Patterson and Bonnie D. Patterson** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 31, 2011

My commission expires 1-6-14

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY