11-1-313

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 29th day of December, 2011 by and between **Rigid Development Inc.**, hereinafter referred to as GRANTOR, and **Charles David Killion and Kathryn M. Killion, husband and wife**, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Lot No. 604 of Block No. 30 on the map of Charlotte Parke Company's First Addition, as of record in Book 57, page 103, Register's Office for Davidson County, Tennessee. Said Lot No. 604 fronts 50 feet on the southerly side of Idaho Avenue, formerly 5th Street, and runs back between parallel lines 150 feet to an alley.

This conveyance is subject to the following:

Easements, setback lines and all matters appearing on the plan of Charlotte Parke Company's First Addition, of record in Book 57, Page 103, Register's Office for said County.

Restrictions of record in Instrument No. 20111212-0096485 Register's Office for said County

Being the same property conveyed to Rigid Development, Inc. by Warranty Deed from Douglas G. Parrish and wife, Judy E. Parrish dated August 25, 2011 and recorded August 30, 2011 of record in Instrument No. 20110830-0067042 Registers Office for Davidson County, Tennessee. Previously being the same property conveyed to Douglas G. Parrish and wife Judy E. Parrish by Quitclaim Deed from Jewell Ellis, dated August 17, 1989, recorded August 22, 1989, of record in Book 7920, page 365, Register's Office for Davidson County, Tennessee.

This is [XX]improved [ ]unimproved property known as: 4703 Idaho Ave, Nashville, TN 37209

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Rigid Development Inc.

By: _____
Brent Craig, President

BILL GARRETT, Davidson County
Trans:T20110082849 DEEDWARR
Recvd: 12/30/11 13:45 2 pgs
Fees:13.00 Taxes:1757.50
20111230-0102283

CORPORATE
STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Leah A Turner, a Notary Public of said State and County aforesaid, personally appeared **Brent Craig** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be **President** of **Rigid Development Inc.**, the within named bargainor, a corporation, and that he/she as such **President**, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as **President**.

Witness my hand and seal, at office in Franklin, TN this the 29th day of December, 2011.

Notary Public
My Commission Expires: My Commission Expires October 28, 2012

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of Property Owner:
Charles David Killion and Kathryn M. Killion
4703 Idaho Ave
Nashville, TN 37209

Send Tax Statements to:
Pinnacle National Bank
150 3rd Avenue South, Ste 900
Nashville, Tn 37201

Map & Parcel 103.03-0-169.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $475,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 29th day of December, 2011.

Notary Public
My Commission Expires: My Commission Expires October 28, 2012

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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