WARRANTY DEED

Return To:
Security Title
1517 Hatcher Ln.
Columbia, TN
38401

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,900.00

Amanda S. Call
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF MAY, 2012.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amanda S. Call	Regions Mortgage	87-5-A-37 CO
(NAME) 5902 Colchester Drive	2050 Parkway office Circle	
(ADDRESS) Hermitage, TN 37076	Birmingham, AL 35244	
(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, Cristi B. Kidd and spouse, Barry H. Kidd, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Amanda S. Call, unmarried, 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:

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Farmingham Woods, Phase One, as of record in Plat Book 7900, page 228, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Cristi B. Kidd and spouse, Barry H. Kidd, by deed of record in Instrument Number 20061117-0142833 Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Farmingham Woods of record in Plat Book 7900, page 228, Register's Office for Davidson County, Tennessee. Restrictive Covenants as shown of record in Record Book 8238, page 176, Record Book 8351, page 533, and Record Book 8447, page 635, said Register's Office. Home Owners Association Charter of record in Record Book 8245, page 768, said Register's Office. Subject to Boundary Plat of record on Record Book 7900, page 173, said Register's Office. Quitclaim to Home Owners Association for common area of record in Record Book 8245, page 772 and corrected in Record Book 8310, page 341, said Register's Office. Sanitary Sewer Easement of record in Instrument No. 20020603-0066713, said Register's Office. Storm Water Detention Agreement of record on Record Book 8199, page 852, said Register's Office. Right-of-Way Easement as set out in Record Book 5109, page 445, said Register's Office. All matters shown on the plan of record in Plat Book 7900, page 228, all in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 5902 Colchester Drive, Hermitage, TN 37076

(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.

BILL GARRETT, Davidson County
Trans:T20120041124 DEEDWARR
Recvd: 06/05/12 09:01 2 pgs
Fees:13.00 Taxes:510.23
20120605-0048711

Witness our hands this 22nd day of May, 2012.

Cristi B. Kidd

Barry H. Kidd

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County andState, the within named Cristi B. Kidd and Barry H. Kidd, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Franklin,~~ NASHVILLE Tennessee this 22nd day of May, 2012.

Commission expires:

Notary Public

Kasey Kelchner
State of Tennessee
Notary Public
My Comm. Exp. 1/21/2013
Rutherford County