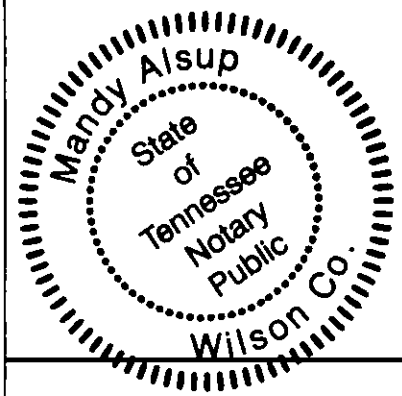
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of October, 2012.

Notary Public

MY COMMISSION EXPIRES: 4-20-2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jeremy R. Kidd	Jeremy R. Kidd	06509006000
(NAME)	(NAME)	
4833 Whittier Drive	4833 Whittier Drive	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(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, **George L. Thomas III and Dora P. Thomas, as equal tenants in common**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Jeremy R. Kidd and Katelyn S. Kidd, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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. 94, on the plan of Section Three, Sherwood Forest, of record in Plat Book 4460, Page 81, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to George L. Thomas III and Dora P. Thomas Trustees U/A/D April 26, 2002 of the Thomas Joint Revocable Trust by Deed from Hazel Rose Lauer, unmarried, dated 03/16/2006 and filed for record on 03/17/2006 in Instrument 200603170031130, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to George L. Thomas, III and Dora P. Thomas, as equal tenants in common by Deed from George L. Thomas III and Dora P. Thomas Trustees U/A/D April 26, 2002 of the Thomas Joint Revocable Trust, dated 07/31/2007 and filed for record on 09/18/2007 in Instrument 200709180111797, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 4460, Page 81, said Register's Office.
County of Davidson taxes for the year 2013 and subsequent years, a lien not yet 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 ☐

BILL GARRETT, Davidson County
Trans:T20120076510 DEEDWARR
Recvd: 10/09/12 10:22 2 pgs
Fees:13.00 Taxes:445.85

20121009-0092318

File No.: 01288-10797
SMG TN Warranty Deed

This is improved ☑ property, known as 4833 Whittier Drive, Old Hickory, TN 37138
(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), their heirs and/or 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), their heirs and/or 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 our hands this 5th day of October, 2012.

George L. Thomas III

Dora P. Thomas

State of Tennessee
County of Wilson

Personally appeared before me George L. Thomas III and Dora P. Thomas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 5th day of October, 2012.

Notary Public

My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122