AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

This instrument prepared by:
Lisa Littleton Holley, Attorney at Law
412 West College Street
Dickson, TN 37055
(llh#123871)

BILL GARRETT, Davidson County
Trans:T20120092126 DEEDWARR
Recvd: 12/03/12 14:36 3 pgs
Fees:18.00 Taxes:1021.20
20121203-0110979

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Sidney Kidder and wife, Callie Kidder

HEREINAFTER CALLED THE GRANTOR (S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Stephanie R. Taylor and David S. Taylor, wife and husband

HEREINAFTER CALLED THE GRANTEE (S), THEIR HEIRS AND ASSIGNS, ALL THEIR RIGHT TITLE AND INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT:

LAND in Davidson County, State of Tennessee and being Lot No. 9 on the Plan of Brenton Park, as of record in Book 7900, Page 820 and Book 1130, Page 16, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sidney Kidder and wife, Callie Kidder, by deed from Wyatt Allen and spouse, Rachel Allen, dated June 30, 2011, and of record as in Instrument Number 20110706-0051534, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the right of way of Brenton Park Court.

This conveyance is subject to all matters as shown on plat of record in Book 7900, Page 820 and Book 1130, Page 16, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to sanitary sewer and/or storm drainage easement agreements in favor of Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 7808, Page 441, Book 7808, Page 498, Book 7808, Page 501 and Book 8149, Page 919, in the Register's Office of Davidson County, Tennessee.

2012 real property taxes have been prorated and are the responsibility of Grantor.

TOGETHER with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE (S), their 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), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 this 20th Day of November, 2012.

Sidney Kidder
SIDNEY KIDDER

Callie Kidder
CALLIE KIDDER

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, a Notary Public in and for said county and state, appeared to me the within named Sidney Kidder, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged himself to be the within named bargainor and that he executed the within instrument for the purposes therein contained by signing his name.

WITNESS my hand and seal at said County and State, This 20th Day of November, 2012.

Notary Public

FORREST L. MOTE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
Commission Expires: October 24, 2015

My Commission Expires: 10/24/2015

~~STATE OF TENNESSEE~~
~~COUNTY OF~~

STATE OF TENNESSEE
COUNTY OF Dickson

Before me, a Notary Public in and for said county and state, appeared to me the within named Callie Kidder, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged herself to be the within named bargainor and that she executed the within instrument for the purposes therein contained by signing her name.

WITNESS my hand and seal at said County and State, This 26th Day of November, 2012.

Notary Public

My Commission Expires: June 23, 2012

LISA LITTLETON HOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

STATE OF TENNESSEE
COUNTY OF DICKSON

The actual consideration or value, whichever is greater, for this transaction is $276,000.00.

Affiant

Subscribed and sworn to before me, this 26 Day of November, 2012.

SHANNON PHILLIPS
NOTARY PUBLIC OF TENNESSEE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

Notary Public

My Commission expires: 7-6-15

Map/Parcel 160-15-0B-00900

Address of New Owner:

Stephanie R. Taylor and
David S. Taylor
928 Brenton Park Court
Brentwood, TN 37027

SEND TAX BILLS TO FOLLOWING ADDRESS:

David S. Taylor Avenue Bank
111 10th Avenue South, Ste 200
Nashville, TN 37203