Davidson County DEEDWARR
Recvd: 02/05/13 14:07 3 pgs
Fees:18.00 Taxes:111.00
20130205-0012010

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC

25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 31st day of January, 2013, by and between Darlene B Jordan By Nettie J Kidd, Attorney In Fact, Nettie J Kidd, Vanessa M Kidd, Gail R Kidd, and Odessa Kidd, party of the first part, and Mamie G Williams, unmarried, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 18 not he Plan of Johnson Bransford's Subdivision of three parts of Lot No. 158 of John McNairy's Mansion House Tract, as of record in Book 161, Page 146, Register's Office for said County. Said Lot No. 18 fronts 35 feet on the southerly side of Jackson Street and runs back between parallel lines, with the easterly margin of Morrison Street, 100 feet to an alley.

Being all or part of the same property conveyed to Odessa Kidd, Life Estate, Gail R. Kidd, Nettie J. Kidd, Darlene B. Jordan and Vanessa M. Kidd by virtue of that certain Order of Probate dated December 6, 2007, at Instrument No. 20071211-0142997 in the Register's Office of Davidson County, Tennessee.
* Sellers warrant that this property has not been used as their primarty residence.*

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2013 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Darlene B Jordan By Nettie J Kidd, Attorney In Fact

Nettie J Kidd

Vanessa M Kidd

Gail R Kidd

Odessa Kidd

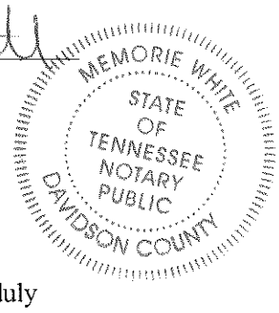
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared Nettie J Kidd, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Darlene B Jordan and acknowledged that she executed the same as the free act and deed of the said Darlene B Jordan.

WITNESS my hand and official seal at office this 31st day of January, 2013.

Notary Public

My Commission Expires: 9-8-13



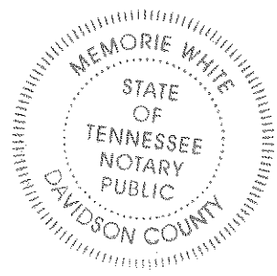
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Nettie J Kidd, Vanessa M Kidd, Gail R Kidd, and Odessa Kidd**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of January, 2013.

Notary Public

My Commission Expires: 9-8-13



Property Owner & Address:	Mamie G Williams 1108 Jackson Street, Nashville, TN 37208
Tax Parcel No	09204023100
Property Address:	1115 Jackson Street Nashville, TN 37208
MAIL TAX BILLS TO:	Citizens Savings Bank & Trust Company 1917 Heiman Street, Nashville, TN 37208

STATE OF TENNESSEE
COUNTY OF DAVIDSON

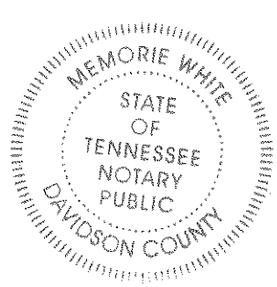
I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $30,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 31st day of January, 2013.

Notary Public

My Commission Expires: 9-8-13



Certificate of Authenticity

I, Ashlee Page, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashlee D. Page
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Cari Allen, a notary public for this county and state, Ashlee Page who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Cari Allen
Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
COMM. EXP. 11-4-13
DAVIDSON COUNTY

My Commission Expires: 11-4-13