13-1-026

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

BILL GARRETT, Davidson County
Trans:T20130013393 DEEDWARR
Recvd: 02/19/13 08:53 2 pgs
Fees:13.00 Taxes:925.00
20130219-0016037

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 13th day of February, 2013 by and between **Candace J. Kidd**, hereinafter referred to as GRANTOR, and **Rigid Development, Inc.**, 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:

Land in Davidson County, Tennessee, being the westerly 50 feet of the easterly 260 feet the North part of Block 15 on the Map of the Realty Savings Bank & Trust Company's Revised Plan of West Extension of Charlotte Park, of record in Plat Book 421, page 18, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Candace J. Kidd, by Warranty Deed, from David N. Tait, Jr. and Elisa A. Fontenot, joint tenants, with right of survivorship, dated March 29, 2002 and recorded April 2, 2002, of record in Instrument 20020402-0040025, Register's Office for Davidson County, Tennessee.

Marty Dodson joins in this conveyance to relinquish any marital interest in the property

This is [X]improved [ ]unimproved property known as: 5209 Nevada Avenue, 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.

Candace J. Kidd
Now known as Candace Dodson

Marty Dodson

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Candace J. Kidd now known as Candace Dodson and Marty Dodson, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 13th day of February, 2013.

Notary Public

My Commission Expires: My Commission Expires October 30, 2016

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of Property Owner:
Rigid Development, Inc.
9005 Overlook Blvd,
Brentwood, TN 37027

Send Tax Statements to:
Rigid Development, Inc.
9005 Overlook Blvd,
Brentwood, TN 37027

Map & Parcel 191-15-0-136.00

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 $250,000.00 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 13th day of February, 2013.

Notary Public

My Commission Expires: My Commission Expires October 30, 2016

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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