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BILL GARRETT, Davidson County
Trans:T20130030444 DEEDWARR
Recvd: 04/15/13 09:21 2 pgs
Fees:12.00 Taxes:0.00
20130415-0036852

This instrument prepared by:
WEISS SPICER CASH, PLLC
Attorneys at Law
208 Adams Avenue
Memphis, TN 38103
901-526-8296
Todd Kidd

WARRANTY DEED

THIS INDENTURE, made and entered into this 15th day of March, 2013 by and between Todd A, Kidd, unmarried, party of the first part, and Federal National Mortgage Association, its successors and assigns party of the second part

WITNESSETH: That for the consideration hereinafter expressed the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in County of DAVIDSON, State of Tennessee to wit:

Land in Davidson County, Tennessee, being Tract 1 of the R. R. Mincy Land, being a Resubdivision of Part of Lot No. 3 of the K. J. Morris Lands, of record in Book 57, page 49, Register's Office for Davidson County, Tennessee, and described according to an unrecorded survey prepared by William Collier Parris Associates, Civil Engineers, dated June 2, 1959, as follows: Beginning at a point in the northerly margin of Bell Grimes Lane, being the common corner between the Jean Shepart Property and the property conveyed to W. E. Batey, et ux, by Henry R. Beasley, et ux, of record in Book 2904, page 45, Register's Office for Davidson County, Tennessee, thence north 3 deg. 48' east 208.2 feet to a point; thence westerly 64.4 feet to a point; thence southerly 206.73 feet to a point in the northerly margin of Belle Grimes Lane; thence with said margin north 86 deg. 4' west 57 feet to the beginning.

Being the same property conveyed by Deed of record in Instrument Number 20020702-0079507, Register's Office of DAVIDSON County, Tennessee.

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

And the said party of the first part does hereby covenant with the said party of the second part that he/she lawfully seized in fee of the aforedescribed real estate; that he/she has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he/she will warrant and forever defend against the lawful claims of all persons.

THE CONSIDERATION for this conveyance is as follows:

Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged.

WITNESS the signature(s) of the said party(ies) of the first part the day and year first above written.

Todd A. Kidd

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Todd A. Kidd with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be the person(s) within named and that he/she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 15th day of March, 2013.

Notary Public

MY COMMISSION EXPIRES: 7-19-2016

ROGER COX STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

Property Address: 1242 BELL GRIMES LANE, NASHVILLE, TN 37207
Parcel # 41-07-20.00
PROPERTY OWNER AND RESPONSIBLE PARTY FOR PAYMENT OF TAXES:
FEDERAL NATIONAL MORTGAGE ASSOCIATION
P.O. Box 650043
Dallas, TX 75265-0043

STATE OF TENNESSEE
COUNTY OF SHELBY
The actual consideration or true value, whichever is greater, for this transfer is $ EXEMPT
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF March, 2013.
Notary Public
My Commission Expires:

DIXIE CHAMBERS STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY My Commission Expires 08-01-2016