BILL GARRETT, Davidson County
Trans:T20130054538 DEEDWARR
Recvd: 06/27/13 11:42 2 pgs
Fees:13.00 Taxes:884.30

20130627-0066114

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $239,000.00

Affiant

Subscribed and sworn to before me, this 26th day of June, 2013.

Notary Public
My commission expires: 10.19.13

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
HERFORD

06-1305-75161

[redacted]

Address of New Owner:	Send Tax Bills to:	Tax Information
Tod A. Biddle	NEW OWNERS	098-13-0-C-012.00-CO
5844 Seven Points Trace		
Hermitage TN 37076		

[redacted]

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Mark S. Taft, an unmarried man, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Tod A. Biddle and wife, Paula J. Biddle, hereinafter called the Grantees, their successors and 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. 12, on the Plan of Section One, The Meadows of Seven Points, of record in Book 11700, Pages 18, 19, and 20, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mark S. Taft and wife, Laronda Witcher Taft by deed from Frank Batson Homes, Inc., dated December 13, 2002, recorded December 16, 2002, of record in Instrument No. 20021216-0154570, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Mark S. Taft by Quitclaim Deed from Rhonda W. Taft, dated November 2, 2005, recorded November 8, 2005, of record in Instrument No. 20051108-0135379, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5844 Seven Points Trace, Hermitage, TN 37076

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and 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 my hand this 26th day of June, 2013.

Mark S. Taft

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mark S. Taft, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 26th day of June, 2013.

Notary Public
State of Tennessee at Large

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My Commission expires 10.19.13