BILL GARRETT, Davidson County
Trans:T20140000618 DEEDWARR
Recvd: 01/03/14 12:36 2 pgs
Fees:13.00 Taxes:436.60
20140103-0000805

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, is $118,000.00 (One Hundred Eighteen Thousand)

Paul T Kidd
AFFIANT

JOYCE JORDAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Subscribed to and sworn before me this 18th day of December, 2013.

Joyce Jordan
NOTARY PUBLIC MY COMMISSION EXPIRES: 8-23-16
(NOTARY SEAL)

My Commission Expires AUG. 23, 2016

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Paul T. Kidd and Nancy A. Kidd 4716 Bull Run Road Ashland City, TN 37015	US Bank NA **4801 Frederica Street** **Owensboro, KY 42301**	04600002200

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **TIMOTHY LEE LANE**, HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **PAUL T. KIDD AND WIFE, NANCY A. KIDD**, HEREINAFTER CALLED THE **GRANTEE(S)**, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

LAND LYING IN THE 13TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, ACCORDING TO A SURVEY BY CUMMINGS & CUMMINGS, SURVEYORS, OF RECORD IN BOOK 4885, PAGE 73, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE CONCRETE MONUMENT IN THE NORTH MARGIN OF BULL RUN ROAD, SAID MONUMENT BEING THE COMMON SOUTH CORNER OF THE HOWARD R. CLAUDE AND KEARNEY RAMSEY PROPERTY, AS OF RECORD IN BOOK 4788, PAGE 99, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND SHOWN ON METRO TAX MAP 46, PARCEL 20; THENCE, WITH THE NORTH MARGIN OF BULL RUN ROAD, SOUTHEAST ALONG A CURVE HAVING A RADIUS OF 3,635.09 FEET A DISTANCE OF 200.00 FEET TO A CONCRETE MONUMENT, BEING THE SOUTHWEST CORNER OF THIS PROPERTY; THENCE, LEAVING BULL RUN ROAD NORTH 31 DEGREES 07' WEST 495.00 FEET TO AN IRON PIN, BEING THE NORTHWEST CORNER OF THIS PROPERTY; THENCE, NORTH 83 DEGREES 23' 53" EAST 262.87' TO AN IRON PIN, BEING THE COMMON NORTH CORNER OF THE HOWARD CLAUDE AND KEARNEY RAMSEY PROPERTY; THENCE, SOUTH 26 DEGREES 45' EAST 399.10 FEET TO A CONCRETE MONUMENT TO THE POINT OF BEGINNING.

SAID PROPERTY IS ALSO SHOWN AS LOT 2, CLAUDE-RAMSAY SUBDIVISION RECORDED IN PLAT BOOK 4885, PAGE 73, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO TIMOTHY LEE LANE BY DEED FROM LOUIS PHILLIP LANE DATED 7-26-07 AND RECORDED IN INSTRUMENT NUMBER 20070726-0088846, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **4716 BULL RUN ROAD** **ASHLAND CITY,TN37015**

LTSR Number:

GTE File: 2013

TO HAVE AND TO HOLD the said tract or parcel of land, 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 18th day of December, 2013

Timothy Lee Lane

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 18th day of December, 2013, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Timothy Lee Lane** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 18th day of December, 2013.

Notary Public

Commission Expires: 8-23-16

JOYCE JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 23, 2016

LTSR Number:

GTE File: 2013