WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 800.00

Kevin Wilcher
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th day of January, 2014

Notary Public

MY COMMISSION EXPIRES: 9-9-14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Kevin Wilcher	NEW OWNER	Parcel ID:
112 Myatt Drive		04311013500
Madison, TN 37115		

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, we

Richard Kidd

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Kevin Wilcher and Kristie Wilcher

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 11th Civil District of Davidson County, State of Tennessee, described as follows, to wit: Land in the 11th, formerly 19th Civil District of Davidson County, Tennessee, being Lot No. 16 on the Plan of the Re-Subdivision of Lots Nos. 1 and 13 of the Anderson Estates, not of record, described as follows: Beginning on the westerly margin of Myatt Drive at the southeast comer of property conveyed to Arnie Mack Swift by Deed from John W. Anderson and wife, of record in Book 1861, Page 586, Register's Office for said County, said point being 297 feet, more or less, south of the southerly margin of Dupont Avenue, thence with said Drive Southwardly 50 feet to the corner of Lots Nos, 15 and 16; thence with the line between said two lots, westwardly 150 feet to the common corner of lots Nos. 15,16, 85 and 86; thence with the line between Lots 16 and 85, northwardly 50 feet to the southwest corner of said Swift property; thence with the southerly line of same, eastwardly 150 feet to the beginning.

BEING the same property conveyed to Richard Kidd and wife, Mary Kidd by deed from Ronnie McDowell d/b/a Nature Boy Investments, of record in Instrument 20020220-0021478, dated February 15, 2002, Register's Office for said County. The said Mary Kidd is now deceased.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved (X)

This is Improved ( ) property, known as 116 Myatt Drive, Madison, TN 37115

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 and assigns forever; and we do covenant with the said GRANTEES 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 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 27th day of January, 2014.

Richard Kidd

BILL GARRETT, Davidson County
Trans:T20140006363 DEEDWARR
Recvd: 01/28/14 11:21 2 pgs
Fees:13.00 Taxes:2.96

20140128-0007677

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard Kidd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of January, 2014.

My Commission Expires: 7-9-14

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.