BILL GARRETT, Davidson County
Trans:T20140020739 DEEDWARR
Recvd: 03/27/14 15:30 2 pgs
Fees:13.00 Taxes:4115.55
20140327-0025537

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 14010048

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $1,112,312.00.

Affiant

Subscribed and sworn to before me, this 25th day of March, 2014.

Notary Public
My Commission Expires: _____

LANA M. ALESSIO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-11-2017

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
William T. Chapman, IV, Trustee 4518 Yancey Drive Nashville TN 37215	New Owner	Tax Parcel ID No. 13016005100

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Harrison D. B. Kidd and Corinne Barfield Kidd, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **WILLIAM T. CHAPMAN, IV, TRUSTEE, pursuant to a Trust dated March 25th, 2014**, its successors and assigns, with full right and power to convey, sell, transfer, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of the right, title and interest in and to the property described as follows:

Land in Davidson County, Tennessee, being Lot 8, PLAN OF YANCEY SUBDIVISION, as shown on plat of record in Plat Book 2330, Page 18, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Theresa D. Shackelford, unmarried to Harrison D. B. Kidd, unmarried as recorded on the 18th day of February, 2009 in Instrument No. 20090218-0013696 and Quitclaim Deed from Harrison D. B. Kidd to Harrison D. B. Kidd and wife, Corinne Barfield Kidd, as tenants by the entireties as recorded on the 2nd day of February, 2011 in Instrument No. 20110202-0009112, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of YANCEY SUBDIVISION, as recorded in Plat Book 2330, Page(s) 18.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Easement for Sanitary Sewer and/or Storm Drainage, recorded in Book 6391, Page 762.

Easement recorded in Book 2337, Page 605.

This is improved property located at 4518 Yancey Drive Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of March, 2014.

Harrison D. B. Kidd

Corinne Barfield Kidd

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Harrison D. B. Kidd and Corinne Barfield Kidd, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of March, 2014.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014