WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140082090 DEEDWARR
Recvd: 10/31/14 09:23 2 pgs
Fees:13.00 Taxes:495.80

20141031-0100424

TONJA RUTHERFORD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of October, 2014.

Notary Public

MY COMMISSION EXPIRES: 5/23/16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kimberly L. Nelson	Churchill Mortgage Corp.	06509006000
(NAME)	(NAME)	
4833 Whittier Drive	761 Old Hickory Blvd. Ste. 400	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S) and other good and valuable considerations, the receipt of which is hereby acknowledged, we, JEREMY R. **KIDD AND KATELYN S. KIDD, HUSBAND AND WIFE**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **KIMBERLY L. NELSON and SHAWN NELSON, WIFE AND HUSBAND**, hereinafter called the GRANTEE(S), their heirs and/or 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. 94, on the plan of Section Three, Sherwood Forest, as shown on plat of record in Plan Book 4460, Page 81, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jeremy R. Kidd and Katelyn S. Kidd, husband and wife by Warranty Deed dated 10/05/2012 from George L. Thomas III and Dora P. Thomas, as equal tenants in common of record in Instrument 201210090092318, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth per Book 4460, Page 81; Restrictive Covenants of record in Book 4465, Page 184, and amended in Book 4482, Page 427 and Restrictive Covenants of record in Book 4593, Page 690, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4833 Whittier Drive, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/or 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/or 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 our hands this 27th day of October, 2014.

Jeremy R. Kidd

Katelyn S. Kidd

State of Tennessee
County of Wilson

Personally appeared before me Jeremy R. Kidd and Katelyn S. Kidd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of October, 2014.

Notary Public

My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122