This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW15014

BILL GARRETT, Davidson County
Trans:T20150008749 DEEDWARR
Recvd: 02/04/15 09:50 2 pgs
Fees:13.00 Taxes:665.63
20150204-0010392

Send Tax Bills To:
Acopia, LLC
306 Northcreek Blvd., Ste. 100
Goodlettsville, TN 37072

New Owner is:
Patrick E. Swint
1620 Brentwood Terrace
Nashville , TN 37211

MAP: 064-16-0D

PARCEL: 025.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Randall D. Kidwell and wife, Debra K. Kidwell,** hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Patrick E. Swint, unmarried,** hereinafter referred to as Grantee, his heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Known As: **1828 Brookmeadow Lane, Hermitage, TN 37076**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 248 on the Plan of Section One, Truxton Park, of record in Instrument Number 20001026-0106272, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Randall D. Kidwell and wife, Debra K. Kidwell by Warranty Deed from Jessica A. Vess and husband, Jeremy M. Vess, dated 10/19/05 and recorded 10/21/05 in Instrument Number 20051021-0127262, Register's Office for Davidson County, Tennessee.

DK

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives

to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 2nd day of February, 2015.

GRANTOR(S):

RANDALL D. KIDWELL

DEBRA K. KIDWELL

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Randall D. Kidwell and wife, Debra K. Kidwell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 2nd day of February, 2015.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My Commission Expires: 9/11/17

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$179,900.00**.

AFFIANT

SWORN TO and subscribed before me this 2nd day of February, 2015.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My commission expires: 9/11/17