# WARRANTY DEED

KIMBERLY D. HICKS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-27235

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2015.

Notary Public

MY COMMISSION EXPIRES: 3-25-18

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| K. Thomas Sidwell | NEW OWNER | 141000004.02 |
| (NAME) | (NAME) | |
| 121 First Avenue South, Suite 200 | | |
| (ADDRESS) | (ADDRESS) | |
| Franklin, TN 37064 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

BILL GARRETT, Davidson County
Trans: T20150063517 DEEDWARR
Recvd: 08/03/15 11:05 2 pgs
Fees: 13.00 Taxes: 296.00
20150803-0076316

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, **Ruby Lee Kittrell, unmarried and Howard Dale Kittrell and wife, Angela L. Kittrell, as joint tenants with the right of survivorship**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **K. Thomas Sidwell**, 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:

A small tract of land in the 9th Civil District of Davidson County, Tennessee, being a portion of a larger tract of 108.5 acres as conveyed by instrument of record in Book 106, page 431, Register's Office for Davidson County, and as referred to in Will Book 51, page 484, County Court Clerk's Office for Davidson County, and described according to a survey made Dec. 21, 1963 by S. H. Hutchinson, Surveyor, as follows:

Beginning at an iron stake in the centerline of Hooten Hows Road, at the southeast corner of the property conveyed to John Arnold Wright; thence with said Wright's easterly line, north 32 degrees West 584 feet, passing through a stake on the north margin of said Road, to a stake at said Wright's northeasterly corner; thence north 57 degrees east 150 feet to a stake; thence south 32 degrees east 584 feet to an iron stake in the centerline of Hooten Hows Road; thence with the centerline of said Road, South 57 degrees west 150 feet to the point of beginning, containing 2 acres more or less.

Being the same property conveyed to Howard E. Kittrell and wife Ruby Lee Kittrell by Warranty Deed from Willie Dale Hensley, dated 2/4/1965, recorded 3/19/1965 of record in Book 3871, Page 770, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Howard E. Kittrell and wife, Ruby Lee Kittrell, and Howard Dale Kittrell and wife, Angela L. Kittrell, as joint tenants with the right of survivorship, by Quitclaim Deed from Howard E. Kittrell and wife, Ruby Lee Kittrell, dated 1/17/1995, recorded 2/8/1995 of record in Book 9591, Page 403, in the Register's Office for Davidson County, Tennessee. Howard E. Kittrell died on April 17, 2014 leaving Ruby Lee Kittrell, Howard Dale Kittrell and Angela L. Kitrell as surviving tenants

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2015 and subsequent years, a lien not yet due and payable.

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 7934 Hooten Hows Road, Nashville, TN 37221
(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 31st day of July, 2015.

Ruby Lee Kittrell by Howard D. Kittrell, Attorney in Fact  Howard Dale Kittrell

Angela L. Kittrell

State of Tennessee
County of Williamson

Personally appeared before me Howard Dale Kittrell and Angela L. Kittrell, 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 foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of July, 2015.

Notary Public
My Commission Expires: 3-25-18

KIMBERLY D. HICKS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Howard D. Kittrell with whom I am personally acquainted and who proved himself to be the Attorney in Fact for Ruby Lee Kittrell and who being authorized to do so acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of July, 2015.

Notary Public
My Commission Expires: 3-25-18

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**5107 Maryland Way**
**Brentwood, TN 37027**

KIMBERLY D. HICKS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY