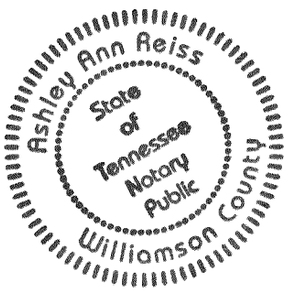
Special Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $220,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of August, 2016.

Notary Public

My commission expires: 2/9/2020

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Taylor Kidwell Anna Kidwell	Franklin American Mortgage Company	Davidson County DEEDWARRSP Recvd: 08/31/16 13:47 3 pgs Fees:18.00 Taxes:814.00 20160831-0091464
5005 Ashley Drive	6100 Tower Circle, Suite 600	161-02-0-183-00 &
Nashville, TN 37211	Franklin, TN 37067	161-02-0-184-00

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BEVERLY MONTEZ GARY, MARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TAYLOR KIDWELL AND ANNA KIDWEL, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND 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. 5 on the Plan of Coutras of record in Plat Book 6050, Page 71, in the Register's Office for Davidson County, Tennessee, and Parcel "A" on the plan of McMurray Place, Section Three, of record in Book 6050, Page 105, said Register's Office, and being described according to a survey by Hal R. Swann, Jr., dated December 12, 1984, updated January 15, 1985, as follows:

Said Lot Number 5 and Parcel "A" front, collectively 72.12 feet on the broken westerly margin of Ashley Drive and extends back 134.07 feet on the Southerly line and 130.38 feet on the Northerly line to a dead line in the rear, measuring 93.48 feet thereon.

Being the same property conveyed to Federal National Mortgage Association by Substitute Trustee's Deed from Shapiro & Kirsch LLP as Substitute Trustee of record in Instrument No. 20140204-0009596 Register's Office for Davidson County, Tennessee, dated January 27, 2014 and recorded on February 4, 2014.

Being the same property conveyed to Beverly Montez Gary by Special Warranty deed from Federal National Mortgage Association of record in Instrument No. 20140924-0087789 Register's Office for Davidson County, Tennessee, dated September 22, 2014 and recorded on September 24, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 5005 Ashley Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and GRANTOR does covenant with the said GRANTEE(S) that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out;

GRANTOR further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said real estate to the said GRANTEE(S), his/her/their successors, heirs and assigns, against the lawful claims of any person(s) claiming by, through, or under GRANTOR, but no others.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of August, 2016.

Beverly Montez Gary

Beverly Montez Gary

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and seal this 30th day of August, 2016.

Notary Public

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 3, 2017

Charles Timothy Gary, spouse of Beverly Montez Gary, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description she might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Charles Timothy Gary

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and seal this 30th day of August, 2016.

Notary Public

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 3, 2017

True Copy Certification

I, Alyssa Rayne, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Ann Reiss

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

