This instrument prepared by: Joan M. Brady, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

# WARRANTY DEED

**THIS INDENTURE,** made this17th day of February , A.D., 20 17 , by and between

James R. Coleman and Teresa L. Coleman Husband and wife

First Parties, and

Jonathan Cass Kidwell and Martha Elizabeth Kidwell, husband and wife

Second Parties,

**WITNESSETH:** That said First Parties, for and in consideration of the sum of ----------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Being Lots No. 24 and 25 on the Map of River View Subdivision, as of record in Plat Book 547, pages 93, 94, and 95, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.
Said Lot No. 24 fronts 50 feet on the Westerly side of Riverview Avenue now know as Pennington Bend Road and runs back 160 feet on the Southerly line and 165 feet on the Northerly line to the low water mark of the Cumberland River measuring 49.8 feet thereon.
Said Lot No. 25 fronts 50 feet on the Westerly side of Riverview Avenue, now known as Pennington Bend Road and runs back 165 feet on the Southerly line and 170 feet on the Northerly line to the low water mark of the Cumberland River measuring 49.9 feet thereon.

Being the same property conveyed to James R. Coleman and Teresa L. Coleman, husband and wife by Warranty Deed from William R. Benson, unmarried recorded on September 11, 2014, of record in Instrument No. 20140911-0083337, Register's Office for Davidson County, Tennessee.

**OWNER:**
Jonathan Cass Kidwell & Martha Elizabeth Kidwell
2301 Pennington Bend Road
Nashville, TN 37214

**RESPONSIBLE TAXPAYER:**
New Owners

BILL GARRETT, Davidson County
Trans:T20170014958 DEEDWARR
Recvd: 02/21/17 09:42 3 pgs
Fees:18.00 Taxes:1998.00
20170221-0017002

**CLT # 06209006700**

MR-RL-5165-1699

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

**IN WITNESS WHEREOF** the said First Parties hereunder set their hands and seals the day and year first above written.

x _____ x _____

James R. Coleman Teresa L. Coleman

✓STATE OF Tenn

✓COUNTY OF Davidson

Personally appeared before me, James R. Coleman and Teresa L. Coleman Husband and wife, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of Dec, 2016.

✓ _____

Notary Public

My Commission Expires: ✓ 3/6/2018

COLLEEN SINGLETON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**OATH OF CONSIDERATION**

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $ 540,000.00.

Affiant

STATE OF Tennessee, COUNTY OF Williamson

Subscribed and sworn before me this the 17th day of February, 20 17.

Signature of Notary Public

Kayla Tabor
Printed Name of Notary

4/21/2020
Commission Expiration

Notary Seal

