31288-8 Box 14

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 156060 DEEDWARR
11/02/2018 09:20:32 AM 2 pgs
Fees: $13.00 Taxes: $1,757.50

20181102-0108682

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$475,000.00.**

Affiant

Subscribed and sworn to before me, this the 1st day of November, 2018.

Notary Public

My commission expires: 11/8/21

(AFFIX SEAL)

ANDREW THOMAS WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Laura Beth Flowers Taylor **Marc Taylor**	**Citizens Bank, N.A.**	**Map 171-03-0-B Parcel 001.00co**
305 Culpepper Court	**6100 Tower Circle, Suite 600**	
Brentwood, TN 37027	**Franklin, TN 37067**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Thelma Kidd, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Marc Taylor and Laura Beth Flowers Taylor, husband and wife

HEREINAFTER CALLED THE GRANTEES, 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. 283 on the Plan of First Revision, Section 5A, Fredericksburg, of record in Plat Book 7900, Page 961, revising Plat Book 7900, Page 952, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Thelma Kidd, by Deed dated November 18, 2010 from William Brent Thompson and wife, Julie Wineland Thompson, of record in Instrument No. 20101129-0094660, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: (1) The Plan of record in Plat Book 7900, Page 961, revising Plat Book 7900, Page 952, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 7993, Page 269, Register's Office for Davidson County, Tennessee. (3) Restrictive Covenants contained in instrument of record in Book 7798, Page 843, Register's Office for Davidson County, Tennessee. (4) Declaration of Covenants, Conditions and Restrictions of Fredericksburg Homeowner's Association, Inc., of record in Book 8920, Page 65, and as amended in Book 9500, Page 393, and further amended in Book 9860, Page 840, and Book 10694, Page 541, Register's Office for Davidson County, Tennessee. (5) By-Laws of Fredericksburg Homeowner's Association, Inc., of record in Book 8920, Page 45, and as amended in Book 10694, Page 539, Register's Office for Davidson County, Tennessee. (6) Stormwater Detention Agreement of record in Book 9771, Page 545, Register's Office for Davidson County, Tennessee. (7) Easement for drainage facility of record in Book 7851, Page 712, and Book 7859, Page 371, said Register's Office. (8) Amenities area of Fredericksburg Homeowner's Association, Inc. of record in Book 7900, Page 807, and in Book 9443, Page 538, Register's Office for Davidson County, Tennessee. (9) All matters as shown on the Boundary Plat of record in Book 7900, Page 509, Register's Office for Davidson County, Tennessee. (10) Charter of Fredericksburg Homeowners Association, Inc., of record in Book 8920, Page 40, Register's Office for Davidson County, Tennessee. (11) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__x__) Unimproved (____) property, known as **305 Culpepper Court, Brentwood, TN 37027**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, their heirs and 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 my/our hand(s) this **1st** day of **November, 2018.**

Thelma Kidd

Thelma Kidd

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Thelma Kidd,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **1st** day of **November, 2018.**

Notary Public

My Commission Expires: 11/8/21

ANDREW THOMAS WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY