This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-3389

Karen Y Johnson Davidson County
Batch# 183648 DEEDWARR
01/14/2019 02:56:30 PM 4 pgs
Fees: $23.00 Taxes: $797.35
20190114-0003672

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $215,500.00

Affiant

CARRIE CALLAHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 11th day of January, 2019

Notary Public
My Commission Expires: 3/8/2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kenneth H. Eckert 1022 Notting Hill Drive Gallatin, TN 37066	Same as owner	086-10-0B-106.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Alexander W. Kidd, married and Louise E. Kidd, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Kenneth H. Eckert, married**, hereinafter called the Grantee(s), his 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 Unit No. 106 on the Plan of Noel Cove Townhomes, as of record in Instrument No. 20030924-0141428, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said unit.

Being the same property conveyed to Alexander W. Kidd, an unmarried man, David R. Kidd and Louise E. Kidd, husband and wife, joint tenants with right of survivorship by Warranty Deed from Timothy R. Hixson, a single man, recorded on July 13, 2016 in Instrument No. 20160713-0071613 Register's Office for Davidson County, Tennessee.

David R. Kidd having since passed away on November 24, 2017, leaving Alexander W. Kidd and Louise E. Kidd as surviving tenants by entirety.

Ashley Kidd joins this conveyance for the express purpose of relinquishing all her right, title and interest to said property, marital or otherwise.

This Instrument executed on behalf of Louise E. Kidd by Alexander W. Kidd pursuant to the Power of Attorney of record in Instrument No 201901140003671, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is ☒ improved or ☐ unimproved property located at: **106 Noel Cove Circle, Hermitage, TN 37076**

This conveyance is made subject to 1) Property taxes for the year 2019, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of January, 2019.

Alexander W. Kidd

Ashley Kidd

Louise E. Kidd by Alexander W. Kidd, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Alexander W. Kidd, and Ashley Kidd, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 11th day of January, 2019.

CHRISTOPHER BUCKLEY BUTLER STATE OF TENNESSEE NOTARY PUBLIC WILSON CO.

Notary Public
My Commission expires: 9-20-21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Alexander W. Kidd, the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Louise E. Kidd, as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 11th day of January, 2019.

CHRISTOPHER BUCKLEY BUTLER STATE OF PUBLIC WILSON CO.

Notary Public
My Commission expires: 9-20-21

EXHIBIT "A"
TO Warranty Deed
From: Alexander W. Kidd, Ashley Kidd, and Louise E. Kidd
To: Kenneth H. Eckert

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Affiant

WITNESS my hand and seal at office this 11th day of January, 2019.

Notary Public
My Commission Expires: 9-20-21

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

True Copy Certification

I, Christopher M Corriveau, do herby 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 a true and correct copy of the original document executed and authenticated According to law.

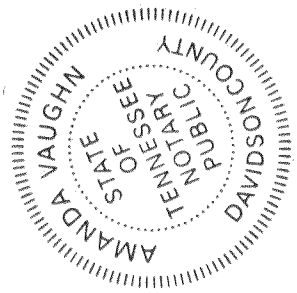
Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature



My Commission Expires: 5/5/2020

Notary's Seal (if on Paper)