Karen Johnson Davidson County
Batch# 191236 **DEEDWARR**
02/04/2019 10:53:14 AM 2 pgs
Fees: $13.00 Taxes: $740.00

20190204-0010291

KIMBERLY PERRY NOTARY PUBLIC TENNESSEE My Comm Exp FEBRUARY 22, 2020 COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $200,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 31st day of January, 2019.

NOTARY PUBLIC

My commission expires: 2/22/20

THIS INSTRUMENT PREPARED BY
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Paul Jeremy Richey	NEW OWNER	08612010600
(NAME)	(NAME)	
680 Vanderbilt Road		
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122		

Warranty Deed

For and in Consideration of the sum of $200,000.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, We **Matthew Kidwell and wife, Dawn Kidwell,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Paul Jeremy Richey, married man**, hereinafter called the **GRANTEE(S)**, his successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land lying and being in the 13th Civil District of Davidson County, Tennessee, being Lot No. 13 on the Plan of Rockwood Estates of record in Instrument No. 20001013-010278, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete detailed description of said lot.

Being the same property conveyed to Matthew Kidwell and wife, Dawn Kidwell, by deed from Universal Builders, LLC, dated June 19, 2001 and recorded as Instrument No. 20010921-0102451, Register's Office for Davidson County, Tennessee.

This property is **improved** property known as: 1028 Saddle Stone Drive, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 31st day of January, 2019.

Matthew Kidwell

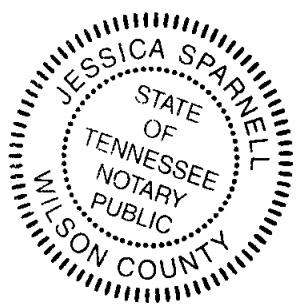
Dawn Kidwell

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Matthew Kidwell and Dawn Kidwell, the herein bargainor, 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 and official seal, this the 31st day of January, 2019.

Notary Public
My Commission Expires: 5-2079



After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122