Karen Johnson Davidson County
Batch# 299524 DEEDWARR
10/11/2019 08:46:21 AM 2 pgs
Fees: $13.00 Taxes: $499.50

20191011-0104270

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT190900317

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
10th day of October, 2019

Notary Public

MY COMMISSION EXPIRES:

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-18-2022

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dylan Ross **120 McArthur Drive** **Madison, TN 37115**	**SAME**	**043-11-0-124.00**

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

Richard L. Kidd

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

Dylan Ross, An Unmarried Man

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. 85 of an unrecorded plan in Tract 1, of a recorded plan in Book 1130, Page 37, Register's Office for Davidson County, Tennessee, known as "Survey of Anderson Tract".

Said Lot begins 882 feet north of the southeast corner of Old Hickory Boulevard and McArthur Drive on the east margin of McArthur Drive; thence 150 feet eastwardly to a point; thence 50 feet northwardly to a point; thence 150 feet westwardly to a point; thence 50 feet southwardly along the easterly margin of McArthur Drive to the point of beginning.

BEING the same property conveyed to Richard L. Kidd and wife, Mary F. Kidd by Warranty Deed from Jerry Denton, Joe E. West, Ray D. West, Kathlean W. Flatt, Mary W. Kidd a/k/a Mary F. Kidd and Robert L. West, individually and as Executor of the Estate of James C. West, deceased, dated 7/15/92 and recorded 7/16/92 in Book 8676, Page 772, Register's Office for Davidson County, Tennessee. Mary F. Kidd has since died, leaving the property solely vested in Richard L. Kidd.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **120 McArthur Drive, Madison, TN 37115**
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. 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 our hands this 10th day of October, 2019.

Richard L. Kidd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard L. Kidd the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee, this 10th day of October, 2019.

Commission Expires:_____

Notary Public

