WARRANTY DEED

BOOK 11672 PAGE 897

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF SEPTEMBER, 1999.

Notary Public

MY COMMISSION EXPIRES: February 18, 2001.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tonya Walls	**Guaranty Trust Company**	**34-1423**
(NAME) **307 Aurora Drive**	(NAME) **640 Broadmor, #100**	
(ADDRESS) **Madison, TN 37115**	(ADDRESS) **Murfreesboro, TN 37129**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Larry C. Tidwell, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TONYA WALLS AND DAMON WALLS WIFE AND HUSBAND, 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. 4 on the Plan of Stanley Heights of record in Plat Book 3300, Page 74, Register's Office for said County, to which reference is made for a more complete description. Beginning at a point in the North margin of Aurora Avenue, at the corner of Lots 3 and 4 thence with the line between said lots, northerly 103 feet to a corner of Lot No. 5 thence with the line between lots 4 and 5, easterly 103.6 feet to the margin of Globe Place; thence with the margin of the same, southerly 65.1 feet to the beginning of a curve; thence around said curve, southwesterly 39.3 feet to the margin of Aurora Avenue; thence with the margin of the same, westerly 60 feet to the point of beginning.

Being the same property conveyed to Larry C. Tidwell and wife Betty R. Tidwell by deed of record in Book 3507, Page 358, Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing restrictions and easements of record.

The said Betty R. Tidwell having since died.

unimproved ☐

This is improved ☒ property, known as **307 Aurora Drive, Madison, TN 37115**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

06381 46
MAP REFERENCE
99 SEP 23 AM 10:56
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.
MAIL ENV.
1540 09/23 0101 02CHECK 258.90

Witness my our hand(s) this 17th day of September, 1999.

Larry C. Tidwell

Larry C. Tidwell

STATE OF Tennessee
COUNTY OF Davidson

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Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Larry C. Tidwell the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of September, 1999.

Commission expires: 2/18/01

Notary Public

NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO	- CONVEYANCE	CC	- CERTIFIED COPY	MISC	- MISCELLANEOUS
MO	- MORTGAGE	REL	- RELEASE	CO TX	- STATE TAX CONVEY
WD	- WARRANTY DEED	UCC	- UNIFORM COMMERCIAL CODE	MO TX	- STATE TAX MORT
TD	- TRUST DEED	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

99 SEP 23 AM 10:56
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN

0638746
IDENTIFICATION REFERENCE

CAMT	67000.00
CON TX	247.90
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	258.90
CHECK	258.90

09/23/99 01 10:59 0001 1540

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1519478