WARRANTY DEED

JESSICA TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires MAY 24, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,700.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JULY, 2005.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Tidwell	Same	**Map 75-11**
(NAME) **1017 Rachels Square Drive**	(NAME) Same	**Parcel 171**
(ADDRESS) **Hermitage, TN 37075**	(ADDRESS) Same	
(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, **CRISTIE L. COLES and husband, STEVEN T. COLES** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID TIDWELL and wife, MICHELLE TIDWELL,** 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. 93-A of the Zone Lot Division of Lot Nos. 80 thru 101 and 103 thru 107, Rachel's Square, Section 2, as of record in Plat Book 6250, page 542, amending Plat Book 5200, pages 623 – 625, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Cristie L. Meyer, an unmarried person by deed from Tina Lynn Hall, unmarried of record in Book 1,0049 page 940, Register's Office of Davidson County, Tennessee. Cristie L. Meyer is now married and goes by Cristie L. Coles. Steven T. Coles joins in executing this Warranty Deed to convey any and all marital rights he may have in said property.

This conveyance is made subject to all conditions easements; and all other matters of record in the Register's Office for Davidson County, Tennessee: (a) 2005 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Plat Book 6250, page 542, amending Plat Book 5200, pages 623-625, said Register's Office; (c) Restrictive covenants contained in Book 6619, page 777 and Book 8030, page 757, said Register's Office; (d) Charter of record in Book 6444, page 413 and Book 6683, page 576, said Register's Office; (e) By-laws of record in Book 6619, page 782, said Register's Office and (f) Restrictions of record in Book 6455, page 135, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1017 Rachels Square Drive, Hermitage, TN 37075

(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.

Witness my hand this 28th day of July, 2005.

Davidson County DEEDWARR
Recvd: 08/01/05 14:43 2 pgs
Fees:13.00 Taxes:342.99

20050801-0089758

Cristie L. Coles

Cristie L. Coles

Steven T. Coles

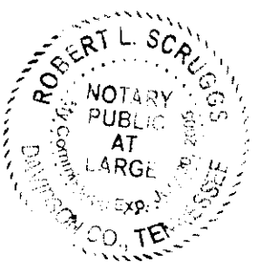
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Cristie L. Coles and Steven T. Coles the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of July, 2005.

Commission expires:



Robert L. Scruggs Notary Public