WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/14/06 11:16 2 pgs
Fees:13.00 Taxes:3885.00

20060814-0099770

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,050,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

PAMELA BROOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ralf C. Habermann	SAME AS OWNER	
(NAME)	(NAME)	**MAP 144-00-0**
2012 Tyne Boulevard		
(ADDRESS)	(ADDRESS)	**PARCEL 071.00**
Nashville, TN 37215		
(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, **Hollis Steve Tidwell and wife, Carolyn Tidwell** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ralf Habermann and wife, Manju Kandula,** 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. 2 on the Plan of Trimbel Compton's Re-subdivision of the northern portion of Lot No. 3 on the plat of Division of the Lands of Joshua Compton as of record in book 843, page 47, of record in Book 4675, page 27, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 212.36 feet on the broken northerly margin of Tyne Blvd., and extends back 427.51 feet on the easterly line and 350.62 feet on the westerly line to a dead line in the rear, measuring 278 feet thereon.

Being the same property conveyed to Hollis Steve Tidwell and wife, Carolyn A. Tidwell by Deed of Correction from Bank of Goodlettsville, of record in Book 8666, page 171 and re-recorded in Book 8672, page 261, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2006 real property taxes which have been prorated and assumed by the grantee(s); and (b) all matters appearing on the plan of record in Book 843, page 47, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 2012 Tyne Boulevard, Nashville, TN 37215
(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 our hands this 11th day of August, 2006.

Hollis Steve Tidwell

Carolyn A. Tidwell

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Hollis Steve Tidwell and Carolyn Tidwell the within named bargainor, 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 11th day of August, 2006.

Commission expires:



Terri D. Jackson

Terri D. Jackson Notary Public