# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,900.00

Affiant

Davidson County DEEDWARR
Recvd: 01/30/07 09:18 2 pgs
Fees:13.00 Taxes:687.83
20070130-0012119

PAUL SLOAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires March 20, 2010

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JANUARY, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 3735 N Mt Juliet Rd
STE 202
Mt Juliet, Tennessee 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Nancye Crawford Alderson | Same as new | 172-12B-245 |
| (NAME) | (NAME) | |
| 6149 Bradford Hills Drive | owner | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | | |
| (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, David Robert Lidyard, as Executor of the Estate of Mildred B. Lidyard and David Robert Lidyard, individually, James Sterling Lidyard, individually, and Gene Barrett Lidyard, individually, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nancye Crawford Alderson, unmarried, 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. 507 on the Plan of Bradford Hills, Section Ten, of record in Book 7900, Page 6; Amended in Book 7900, Page 495, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mildred B. Lidyard, by deed of record in Instrument No. 20010412-0036110, Register's Office for Davidson County, Tennessee. Mildred B. Lidyard having since died.

Property to be distributed by Executor reference Probate Court Probate No. 07P82 for Davidson County, Tennessee.

This instrument is executed on behalf of James Sterling Lidyard by David Robert Lidyard as his Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20070130001217, in the Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Gene Barrett Lidyard by David Robert Lidyard as his Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20070130001218, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 6149 Bradford Hills Drive, Nashville, TN 37211

(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 24th day of January, 2007.

James Sterling Lidyard, individually by David Robert Lidyard, his Attorney-in-fact

David Robert Lidyard as Executor of the Estate of Mildred B. Lidyard

Gene Barrett Lidyard, individually by David Robert Lidyard his Attorney-in-fact

David Robert Lidyard, individually

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 24th day of January, 2007, before me, personally appeared David Robert Lidyard as Executor of the Estate of Mildred B. Lidyard, deceased, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 24th day of January, 2007.

Commission expires: March 20, 2010

Victor Hazelwood Notary Public My Comm. Exp. 03/20/2010 State of TENNESSEE Davidson County

Notary Public

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 David Robert Lidyard 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 24th day of January, 2007.

Commission expires: March 20, 2010

Victor Hazelwood Notary Public My Comm. Exp. 03/20/2010 State of TENNESSEE Davidson County

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 24th day of January, 2007, before me personally appeared David Robert Lidyard, the person who executed the foregoing instrument on behalf of James Sterling Lidyard and who acknowledged that he executed the same as the free act and deed of the said James Sterling Lidyard, through Power of Attorney granted him by the said James Sterling Lidyard.

Witness my hand and official seal at Nashville, Tennessee this 24th day of January, 2007.

Commission expires: March 20, 2010

Victor Hazelwood Notary Public My Comm. Exp. 03/20/2010 State of TENNESSEE Davidson County

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 24th day of January, 2007, before me personally appeared David Robert Lidyard, the person who executed the foregoing instrument on behalf of Gene Barrett Lidyard and who acknowledged that he executed the same as the free act and deed of the said Gene Barrett Lidyard, through Power of Attorney granted him by the said Gene Barrett Lidyard.

Witness my hand and official seal at Nashville, Tennessee this 24th day of January, 2007.

Commission expires: March 20, 2010

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