File No. 70076

WARRANTY DEED

Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Wanda M. Hallum
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF FEBRUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: 7-29-08
(AFFIX SEAL)

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 29 2008

Davidson County DEEDWARR
Recvd: 02/27/07 08:22 2 pgs
Fees:13.00 Taxes:888.00
20070227-0023937

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
331 West Drive, White House, Tennessee 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Lee	owner	83-9-91
(NAME)	(NAME)	
1113 Forrest Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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 L. Tidball and wife, Betty L. Tidball, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ~~Robert Lee~~*, an ~~a~~married person, 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: *ROBERT EDWARD LEE IV

BEING Lot No. 27 on the Plan of Belleview in East Nashville, record in Plat Book 332, Page 109, in the Register's Office for Davidson County, Tennessee.

SAID Lot No. 27 fronts fifty feet on the Northerly side of Forrest Ave. and runs back 161 feet on the Westerly line and 160 feet on the Easterly line to an alley on which it measures 50 feet.

BEING the same property conveyed to David L. Tidball and wife, Carol H. Tidball by deed from Ronald M. Harris and wife, Barbara J. Harris dated January 20, 1977 and filed for in Book 5107, Page 889, in the Register's Office for Davidson County, Tennessee. The said Carol H. Tidball is now deceased leaving title vested solely in David L. Tidball as surviving tenant by the entirety.

David L. Tidball having since married Betty L. Tidball.

Betty L. Tidball herein joins to convey and all right and interest she may have; especially her martial rights.

Subject to the plan of record in Plat Book 332, page 109, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1113 Forrest Avenue, Nashville, TN 37206
(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 20th day of February, 2007.

David L. Tidball
David L. Tidball

Betty L. Tidball
Betty L. Tidball

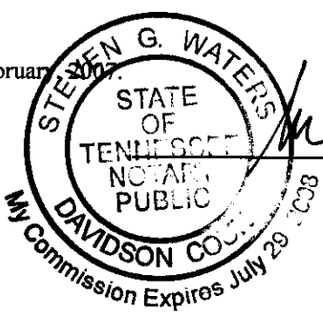
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STATE OF TENNESSEE

COUNTY OF ROBERTSON

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

Witness my hand and official seal this 20th day of February, 2007.

Commission expires: 7-29-08



Notary Public