Davidson County DEEDWARR
Recvd: 09/25/08 09:53 2 pgs
Fees:13.00 Taxes:333.00
20080925-0097543

This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
814 East Meade Avenue
Madison, TN 37115
**2008080010**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $90,000.00

Sworn to and subscribed before me this 23rd day of September, 2008.

Tera L. Tidwell
Affiant

Kathy J. Byers
Notary Public
My Commission Expires: 9/19/09

KATHY J. BYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

---

| Address of New Owner: | Send Tax Bills to: | Map-Parcel Numbers: |
|---|---|---|
| Tera L.Tidwell<br>714 Mercer Drive<br>Hermitage, TN 37076 | Countrywide Bank, FSB<br>P. O. Box 660694<br>Dallas, TX 75266-0694 | 75-16-3.00 |

## WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Teya Ware and husband, Philip Ware**, hereinafter called the GrantorS, have bargained and sold, and by these presents do transfer and convey unto **Tera L. Tidwell, unmarried and Karen Tidwell, a married woman**, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County,, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 41A on the plat of ZONE LOT DIVISION, LOTS 41, 45, 46 AND 73, MEADOWS OF TULIP GROVE, SECTION ONE, as shown on plat of record in Plat Book 5200, Page 612, as amended in Plat Book 6250, Page 554, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Description taken from prior deed of record.

Being the same property conveyed to Teya Ware by Warranty Deed from Laquilla Jones, unmarried, recorded on the 19th day of May, 2005 in Instrument No. 20050519-0056651, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to plat of record in Book 5200, Page 612, as amended in Plat Book 6250, Page 554, Register's Office for Davidson County, Tennessee; Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. **Current year taxes are to be paid by Grantee.**

This is improved property known as **714 Mercer Drive, Hermitage, TN 37076.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs and assigns, forever; and Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantors do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand, this 23rd day of September, 2008.

Teya Ware

Teya Ware

By: Barbara Ware

Barbara Ware, Attorney-in-Fact

Philip Ware

Philip Ware

By: Barbara Ware

Barbara Ware, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 23rd day of September, 2008, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Barbara Ware**, to me known to be the Person who executed the foregoing instrument in behalf of **Teya Ware and Philip Ware** and who acknowledged that she executed the same as the free act and deed of the said **Teya Ware and Philip Ware**.

Witness my hand and official seal, at office, this 29th day of August, 2008.

Kathy J Byers

Notary Public

My Commission Expires: 9/19/09

KATHY J. BYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY