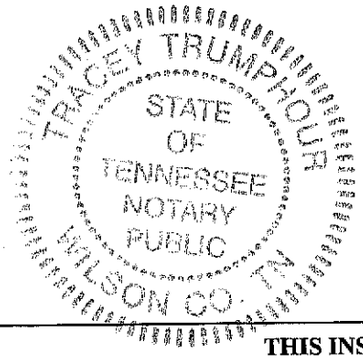
File No. 290501283

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $562,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JUNE, 2009.

Notary Public

MY COMMISSION EXPIRES: 11.28.09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 06/26/09 15:03 3 pgs
Fees:18.00 Taxes:2082.73
20090626-0059777

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stanley G. Tidwell	Stanley G. Tidwell	Map 064030B06300
(NAME) 1009 Williams Way	(NAME) SAME	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Gary L. Sadler**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Stanley G. Tidwell, Married**, hereinafter called the grantee(s), HIS 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 all of Lot No. 227, on the Plan of Phase Five, Section One, Brandywine Pointe, a Planned Unit Development, of record in Plat Book 7900, Page 618, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to GARY L SADLER AND JUDITH E SADLER by Warranty Deed from LARRY W POWELL AND WIFE, KRISTINE POWELL of record in Instrument No. 20040603-0065556 on 06/02/2004 and filed for record on 06/03/2004, Register's Office for DAVIDSON County, Tennessee.

Being the same property conveyed to GARY L SADLER by Quitclaim Deed from JUDITH SADLER of record in Instrument No. 20050815-0096560 on 08/04/2005 and filed for record on 08/15/2005, Register's Office for DAVIDSON County, Tennessee.

All matters as set forth per Plat Book 7900, Page 618, said Register's Office.

Restrictions of record in Book 8120, Page 170, Book 8671, Page 484, Book 8695, Page 379, Book 9010, Page 627, Book 9123, Page 648, Book 9145, Page 957, Book 9576, Page 846, Book 9776, Page 427, Book 10447, Page 711, Book 10684, Page 324, said Register's Office

By-Laws were amended of record in Book 10721, Page 835, said Register's Office.

Ingress/Egress/Parking Easement of record in Book 11108, Page 555, said Register's Office.

Charter of Homeowner's Association as shown of record in Book 9013, Page 39, Book 9117, Page 77, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1009 Williams Way, Old Hickory, TN 37138

(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 GRANTEE(S), HIS heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HIS 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/our hands this 25th day of June, 2009.

Gary L. Sadler

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Gary L. Sadler the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 25th day of June, 2009.

Commission expires: 11.28.09

Notary Public

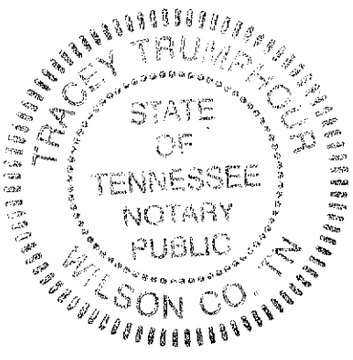
File Number: 290501283

RETURN TO:

Cumberland Title

13026 Lebanon Road, Suite 100

Mt. Juliet, TN 37122



CERTIFICATE OF AUTHENTICITY

I, Tammy Duncan, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

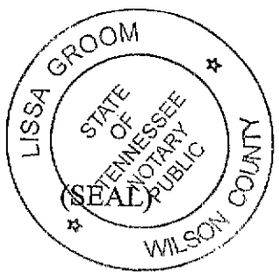
Tammy Duncan
Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, Lissa Groom, a notary public for this county and state Tammy Duncan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Lissa Groom
Notary Public

My Commission Expires: 11/5/2012

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