WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$470,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of August, 2009.

Connie L. Timbs
Notary Public

MY COMMISSION EXPIRES: 2-8-11
(AFFIX SEAL)

CONNIE L. TIMBS NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

BILL GARRETT, Davidson County
Trans:T20090053495 DEEDWARR
Recvd: 08/06/09 09:52 2 pgs
Fees:13.00 Taxes:1739.00
20090806-0073787

RETURN TO & THIS INSTRUMENT WAS PREPARED BY
...arranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dwight L. Tidwell	Greentree Mortgage Company, L.P.	04100010100
(NAME)	(NAME)	
3900 Brick Church Pike	10000 Lincoln Drive West	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Marlton, NJ 08053	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20091163

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, Howard Brent Woodis and wife, Ruth Woodis**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Dwight L. Tidwell and Dorothy L. Tidwell, husband and wife**, 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. :

SEE ATTACHED EXHIBIT A

unimproved ☒

This is improved ☐ property, known as 3900 Brick Church Pike, Nashville, TN 37207
(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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 4th day of August, 2009.

Howard Brent Woodis

Ruth Woodis

Ruth Woodis

STATE OF TENNESSEE

COUNTY OF SUMNER

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

Witness my hand and official seal this 4th day of August, 2009.

Commission expires: 2-8-11

CONNIE L. TIMBS NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

Connie L. Timbs
Notary Public

EXHIBIT A

Certain real property situate in 10th and 12th Civil District of Davidson County, Tennessee, and described in part according to a survey by John B. Rainey, Surveyor #823, dated October 6, 1977 and known as job No. 77-344, as follows, to-wit:

BEGINNING at an iron pin on the Westerly margin of Brick Church Pike, said iron pin being North 8° 26' East 1125 feet from the Northeast corner of the Jerry Crecelius land of record in Deed Book 4451, page 519, Register's Office of Davidson County, Tennessee; thence leaving the margin of said Brick Church Pike, North 81° 53' 00" West, 2053.68 feet to an iron pin; thence North 8° 26' East 400.0 feet to an iron pin; thence South 82° 53' East, 703.89 feet to an iron pin; thence South 8° 26' West 200.0 feet to an iron pin; thence South 82° 53' East 1349.80 feet to an iron pin on the Westerly margin of Brick Church Pike; thence with the margin of said Pike, South 8° 26' West 200.0 feet to the point of beginning, containing 12.66 acres, more or less.

BEING all of the same property conveyed to Howard Brent Woodis and wife, Ruth Woodis by Warranty Deed from Bobby K. Terrell and wife, Sheila D. Terrell, dated November 13, 2003 and filed of record in Instrument 20031203-0173773, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:
This conveyance is made subject to restrictions appearing of record in Book 11198, page 752, Register's Office for said County.