BILL GARRETT, Davidson County
Trans: T20090055976 DEEDWARR
Recvd: 08/17/09 11:32 2 pgs
Fees: 13.00 Taxes: 229.40

20090817-0077075

Return to: Southern Land Title & Escrow, Inc.
934 Oldham Drive, Suite 100-A
Nolensville, TN 37135
615-776-7461

#753

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Mike Rutledge	(NEW OWNER)	Map 105-16-0-
1678 Sunset Road		Parcel 214.00
Brentwood, TN 37027		

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **John Russell Tidwell, Individually and as Executor of the Estate of Ruby Nell Potts,** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Mike Rutledge,** (The "Grantee"), his heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 115, on the Map of Section One, Woodycrest Subdivision, of record in Book 1835, page 25, said Register's Office.

SAID Lot No. 115 fronts 70 feet on the easterly side of Woodycrest Avenue and runs back between lines 163.7 feet on the southwesterly line and 196.3 feet on the northeasterly line to a dead line in the rear on which it measures 118 feet.

Being the same property conveyed to Wallace Tidwell and wife, Ruby Nell Tidwell by warranty deed dated July 2, 1954 from Alsie G. Austin and wife, Geneva I. Austin of record in Book 2284, page 181, said Register's Office. The said Wallace Tidwell having since died on September 12, 1975 and title vested in Ruby Nell Tidwell as the sole surviving tenant by the entirety. The said Ruby Nell Potts, unmarried, and (fka Ruby Nell Tidwell) died testate on October 31, 2008. Her last Will and Testament was administered in Case No. 09P-680, in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division). This conveyance is being made by John Russell Tidwell, as Executor of the Estate of Ruby Nell Potts in pursuant to the Last Will and Testament. The said John Russell Tidwell joins in this conveyance individually as the sole heir by operation of law.

This property is not the personal, marital or primary residence of Grantor and/or Grantee, spouse, and/or any dependants.

This is the same description as used in the last deed of record.

This conveyance is subject to the following:

1. **2009 Taxes, a lien not yet due and payable and assumed by Grantee.**
2. **Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4253, page 274, said Register's Office.**
3. **Any and all matters appearing of record in Plat Book 1835, page 25, said Register's Office.**

This is improved property commonly known as **345 Woodycrest Avenue, Nashville, TN 37210.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $62,000.00.

Affiant

Subscribed and sworn to before me this
14th day of **August, 2009.**

Notary public:
My Commission Expires: 01/22/2011

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **14th** day of **August, 2009.**

John Russell Tidwell, Individually

John Russell Tidwell, Executor of the Estate of Ruby Nell Potts

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John Russell Tidwell**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged **HE** executed the within instrument for the therein contained and who further acknowledged that HE is the Executor of The Estate of Ruby Nell Potts and that HE is authorized to execute this instrument Individually and as Executor of the Estate.

WITNESS my hand and official seal at Nolensville, Tennessee,
this **14th** day of **August, 2009.**

Notary Public
My Commission Expires: 01/22/2011