07 Realty Title

BILL GARRETT, Davidson County
Trans:T20100013948 DEEDWARR
Recvd: 03/09/10 10:58 2 pgs
Fees:13.00 Taxes:640.10
20100309-0018033

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
James Patrick Tidwell, II, et ux
928 Waynewood Lane
Hermitage, TN 37076

MORTGAGEE
MAGNA BANK
6525 QUAIL HOLLOW, STE 300
MEMPHIS, TN 38120

SEND TAX BILLS
MAGNA BANK
6525 QUAIL HOLLOW RD, STE 300
MEMPHIS, TN 38120

MAP-PARCEL:
075-12-0-B-032.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Richard VanAntwerp and wife, Brandi VanAntwerp,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **James Patrick Tidwell, II and wife, Ashley Sabato Tidwell,** 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:

Land in Davidson County, Tennessee, being Lot 74, BROOKSIDE WOODS, PHASE 2, SECTION 2, as shown on plat of record in Plat Book 9700, Page 398*, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

***PAGES 397 AND 398, AS CORRECTED IN BOOK 11346, PAGES 459 and 460**
Being the same property conveyed to Brandi VanAntwerp and husband, Richard VanAntwerp by deed from Jason Matthew Burden and wife, Jennifer Burden dated October 29, 2007 and filed of record in Instrument Number 200712070141670, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 10444, page 213; Book 11103, page 156; Book 11453, page 900; subject to easements of record in Book 11497, page 577 and Book 5609, page 627; subject to Charter for Homeowners Association of record in Book 10451, page 506; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 9700, Page 398 and a Surveyors Certificate of record in Book 11346, page 460, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **928 Waynewood Lane Hermitage, TN 37076.**

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 our hands this 5th day of March, 2010.

Richard VanAntwerp

Brandi VanAntwerp

STATE OF Tennessee
COUNTY OF Wilson

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

Witness my hand and official seal this 5th day of March, 2010.

NOTARY PUBLIC

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 7-24-11

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $173,000.00.

AFFIANT

Subscribed and sworn to before me this 5th day of March, 2010.

NOTARY PUBLIC

DEBORAH K. DEVINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 11-7-2012

AFTER RECORDING RETURN TO:
Realty Title & Escrow Company, Inc.
206A Cool Springs Blvd., Ste 107
Franklin, TN 37067