B0436
24400

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-100300135

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$270,000.00

Carolyn K. Bullion
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 26th day of MARCH, 2010.

June E. Rowell
Notary Public

MY COMMISSION EXPIRES:_____

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
June E. Rowell
My Commission Expires
May 22, 2010
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JIM WILLIAMSON **1141 RIVERWOOD DRIVE** **NASHVILLE, TN 37216**	SAME	**061-12-0-085.00**

FOR AND IN 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,

REBECCA D. TIDMAN, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JIMMIE W. WILLIAMSON, JR. AND WIFE, SHERIDYN L. WILLIAMSON

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 No. 102 on the Plan of Eastdale Place, as of record in Book 547, pages 29 and 30, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Said Lot No. 102 fronts 80 feet on the northerly side of Riverwood Drive and runs back between lines, 334.5 feet on the easterly line and 317.5 feet on the westerly line, to a dead line, measuring 81.6 feet thereon.

Being the same property conveyed to Rebecca D. Tidman, unmarried, by Warranty Deed from Clyde T. Hand and wife, Theresa K. Hand, dated 7-14-06 and recorded 7-18-06 in Instrument No. 20060718-0086463, in the Register's Office of Davidson County, Tennessee.

This is improved (X) property known as **1141 RIVERWOOD DRIVE, NASHVILLE, TN 37216**
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 26th day of MARCH, 2010.

Rebecca D. Tidman

REBECCA D. TIDMAN

BILL GARRETT, Davidson County
Trans: T20100017840 DEEDWARR
Recvd: 03/26/10 14:02 2 pgs
Fees: 13.00 Taxes: 999.00
20100326-0022805

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named REBECCA D. TIDMAN 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 at Nashville, Tennessee, this 26th day of MARCH, 2010.

Commission Expires:_____

Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires OCT. 24, 2010