Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
10-0111

BILL GARRETT, Davidson County
Trans:T20100022599 DEEDWARR
Recvd: 04/16/10 10:28 2 pgs
Fees:13.00 Taxes:481.00
20100416-0028735

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE , WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE9th day of April, 2010

Notary Public
Commission Expires:

JOSHUA A. TERRY
NOTARY PUBLIC AT LARGE
My Comm. Expires: Feb. 20, 2012
WILLIAMSON COUNTY, TENN.

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL
Luvert Glanton	Luvert Glanton	083-15-0-054.00
2814 Paden Drive	2814 Paden Drive	
Nashville, TN 37206	Nashville, TN 37206	

WARRANTY DEED

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, I/WE,

Mark S. Tidwell and wife, Roberta J. Tidwell

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Luvert Glanton, an unmarried woman

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. 82 on the Plan of Fortland Park Subdivision, Section II, of record in Book 2900, page 40, Register's Office for said County, described as follows:

Said Lot No. B2 fronts 85 feet on the northerly margin of Paden Drive and extends back 155 feet on the easterly and westerly lines to a line in the rear measuring 85 feet thereon.

Being the same.property conveyed to Mark S.Tidwell and wife, Roberta J. Tidwell, by Warranty Deed, from Robert Bailey Cranch and wife, Nancy Carolyn Cranch, of record in Book 5038, Page 723, Register's Office for Davidson County, Tennessee, dated June 21, 1976 and recorded June 24, 1976.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2814 Paden Drive Nashville, TN 37206.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this 9th **day of** April, **2010.**

Mark S. Tidwell

Roberta J. Tidwell

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mark S. Tidwell + Roberta J. Tidwell, 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 Brentwood, Tennessee this 9th day of April, 2010.

Notary Public

Commission Expires:

JOSHUA A. TERRY
NOTARY PUBLIC AT LARGE
My Comm. Expires Feb. 20, 2012
WILLIAMSON COUNTY, TENN.