Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy West, Suite 107
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $130,000.00

Aisha Hall
Affiant

Subscribed and sworn to before me, this 19th day of April, 2010.

Paige B. Mayerick
Notary Public
My commission expires: 11/21/10

PAIGE B. MAYERICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES: NOVEMBER 21, 2010

04-1003-53711

Address of New Owner:	Send Tax Bills to:	Tax Information
Karen McMahel	Karen McMahel	150-7-117.00
3212 Autumn Drive	3212 Autumn Drive	
Antioch TN 37013	Antioch, TN. 37013	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Glenn T. Tidwell, unmarried, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Karen McMahel, hereinafter called the Grantee, her successors 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. 97, on the Plan of Section Four-A, The Country, of record in Book 5200, Page 139, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ramona Germain by Quitclaim Deed from Roger C. Germain, dated October 16, 2002, recorded October 16, 2002, of record in Instrument No. 20021016-0127454, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Roger C. Germain and wife, Ramona Germain by deed from Rufus J. Davis and wife, Sonja V. B. Davis, dated October 30, 1992, recorded November 17, 1992, of record in Book 8787, Page 736, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Glenn T. Tidwell by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, as Substitute Trustee, dated July 28, 2008, recorded August 5, 2008, of record in Instrument No. 20080805-0080425, Register's Office for Davidson County, Tennessee.

The subject property is neither the principal residence of Grantor or any dependent.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3212 Autumn Drive, Antioch, TN 37013

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, her 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.

BILL GARRETT, Davidson County
Trans: T20100023638 DEEDWARR
Recvd: 04/21/10 10:57 2 pgs
Fees: 13.00 Taxes: 481.00
20100421-0030083

WITNESS my hand this 19th day of April, 2010.

Glenn T. Tidwell

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Glenn T. Tidwell with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 19th day of April, 2010.

Paige B. Mayercik
State of Tennessee at Large

My Commission expires 11/21/10

PAIGE B. MAYERCIK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES:
NOVEMBER 21, 2010