07

Realty Title

Prepared by and Return to:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 107
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $196,000.00

Affiant

Subscribed and sworn to before me, this 30th day of April, 2010.

Notary Public
My commission expires: 11/07/12

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

07-1003-84195

Address of New Owner:	Send Tax Bills to:	Tax Information
Blake Tidwell	Magna Bank	103-08-0-B-514.00CO
514 Sloan Rd.	P.O. Box 17257	
Nashville TN 37209-4655	Memphis, TN 38187	

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, **Whitfield Hamilton and wife, Theresa Hamilton**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Blake Tidwell, unmarried**, hereinafter called the Grantees, their 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 Unit No. 514, on the Plan of Parklane Condominiums, Phase II, shown as Exhibit "B" to the Master Deed of record in Book 7400, Page 130, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Whitfield Hamilton and wife, Theresa Hamilton by deed from Joseph E. Schmits, an individual, dated April 13, 2006, recorded April 18, 2006, of record in Instrument No. 20060418-0044187, Register's Office for Davidson County, Tennessee.

Theresa Hamilton and Teresa Hamilton being on and the same person.

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 514 Sloan Rd., Nashville, TN 37209-4655

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20100027639 DEEDWARR
Recvd: 05/07/10 15:52 2 pgs
Fees:13.00 Taxes:725.20
20100507-0035265

WITNESS my hand this 30th day of April, 2010.

Whitfield Hamilton

Theresa Hamilton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Whitfield Hamilton and Theresa Hamilton,* 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 Franklin, TN, this 30th day of April, 2010.

* Also known as Teresa Hamilton

Deborah K. Devine
State of Tennessee at Large

My Commission expires 11/07/12

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY