BILL GARRETT, Davidson County
Trans:T20100033568 DEEDWARR
Recvd: 06/03/10 09:49 2 pgs
Fees:13.00 Taxes:752.03

20100603-0042834

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $203,250.00

Affiant

WARRANTY DEED

Subscribed and sworn to before me, this 1ST DAY OF JUNE, 2010.

Notary Public

MY COMMISSION EXPIRES: 11-7-11

(AFFIX SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 7, 2011

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ARDYCE ANN LYONS	SAME	
	(NAME)	
249 HARBOR VILLAGE DRIVE		034-07-OA-064.00 CO
(ADDRESS)	(ADDRESS)	
MADISON, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOHN E. TIDWELL and wife, JANET M. TIDWELL, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto ARDYCE ANN LYONS, hereinafter called the Grantees, their heirs and assigns, that 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. 46 AS SHOWN ON THE EXHIBIT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HARBOR VILLAGE, PHASE IV, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD AS INSTRUMENT NOS. 20030723-0102986, 20030611-0080857 AND 20050120-0007505, REGISTER S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION FOR SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO BETTINA A. BRATTON, AN UNMARRIED WOMAN, BY DEED FROM JOHN E. TIDWELL AND WIFE, JANET M. TIDWELL, OF RECORD AS INSTRUMENT NO. 20080702-0068308, DATED JUNE 30, 2008, SAID REGISTER'S OFFICE. THEN BEING FURTHER CONVEYED TO JOHN E. TIDWELL AND WIFE, JANET M. TIDWELL, BY QUITCLAIM DEED FROM BETTINA A. BRATTON, AN UNMARRIED WOMAN, OF RECORD AS INSTRUMENT NO. 20081203-0117195, DATED JUNE 30, 2008, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 249 Harbor Village Drive, Madison, TN 37115-2294
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 1st day of June, 2010.

WARRANTY DEED
(Continued)

JOHN E. TIDWELL

JANET M. TIDWELL

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN E. TIDWELL AND WIFE, JANET M. TIDWELL the herein bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of June, 2010.

Notary Public

My Commission Expires: 11-7-11

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 7, 2011

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072