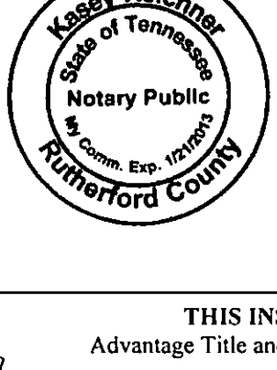
WARRANTY DEED



STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $66,867.00

David J. Tidwell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF OCTOBER, 2010.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

Box 13
#16008

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, Inc., 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David J Tidwell	NEW OWNER	162-5-227
300 Mill Run Circle ~~416 Ocala Court N~~ (NAME)	300 Mill Run Circle (NAME)	
Nashville, TN ~~37211~~ 37221 (ADDRESS)	Nashville TN 37221 (ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Michele Ashton, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David J Tidwell and Maitane Z Tidwell, 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, TN, BEING Lot No. 91, on the Plan of Section 3, Hickory Valley Subdivision, of record in Plat Book 4460, Page 86, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being Part of the same property conveyed to Pristine Properties, LLC, a Tennessee limited Liability company, by deed of record in Instrument No. 20080506-0046551, Register's Office for Davidson County, Tennessee.
And
Being the same property conveyed to Michele Ashton, by deed of record in Instrument No. 20101025008506S, Register's Office for Davidson County, Tennessee.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This instrument is executed on behalf of Michele Ashton by Victor Hazelwood as her Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20101025008506 4 in the Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 416 Ocala Court N, Nashville, TN 37211

(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.

BILL GARRETT, Davidson County
Trans:T20100067343 DEEDWARR
Recvd: 10/25/10 09:27 2 pgs
Fees:13.00 Taxes:247.41
20101025-0085066

Witness my hand this 20th day of October, 2010.

Michele Ashton by Victor Hazelwood her Attorney in fact

State of Tennessee, Davidson County

On this the 29th day of March , 2010, before me personally appeared Victor Hazelwood, the person who executed the foregoing instrument on behalf of Michele Ashton and who acknowledged that he executed the same as the free act and deed of the said Michele Ashton, through Power of Attorney granted Victor Hazelwood by the Michele Ashton.

Notary Public My Commission Expires

Kasey Kelehner
State of Tennessee
Notary Public
My Comm. Exp. 1/2/2013
Rutherford County