File Box 24B

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110008358 DEEDWARR
Recvd: 02/09/11 08:20 2 pgs
Fees:13.00 Taxes:232.36
20110209-0011238

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,800.00

Glenn T. Tidwell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF FEBRUARY, 2011.

Notary Public

MY COMMISSION EXPIRES: October 22, 2011
(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Glenn T. Tidwell	Glenn T. Tidwell	16500008100
(NAME)	(NAME)	
351 Strasser Drive	351 Strasser Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(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, **Tracy D. York and husband, David W York**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Glenn T. 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, Tennessee, described as follows:

Beginning at a point in Hamilton Church Road at the northeast corner of the property conveyed to William Hall Parker and wife, by deed form Robert Lusk and wife, of record in Book 2536, page 592, said Register's Office; thence with the Easterly line of said Parker property, Southwardly 426 feet, more or less, to the Southerly line of the property conveyed to Binnie Briggs Lusk by deed from Harry Warnick and wife, of record in Book 1514, page 334, and re-recorded in Book 2535, page 581, said Register' s Office; thence with said line, South 79 deg. 15' East 100 feet; thence Northwardly 437 feet, more or less, to a point in Hamilton Church Road, South 87 deg. 15' East 100 feet from the Northeast corner of said Parker property; thence with said Road North 87 deg. 15' West 100 feet to the beginning.

Being the same property conveyed to Tracy D. York by deed from Jimmy C. Smith, unmarried, dated 12/10/92 of record in Book 8813, page 168, Register's Office for Davidson County, Tennessee.

NOTE: David W. York joins in this conveyance to convey any and all interest in said property.

This conveyance is subject to 2011 taxes, assumed by the Grantee; Subject to the rights and claims of parties in possession. Any and all easements located on the property. This property is being sold as is.

unimproved ☐

This is improved ☒ property, known as 3873 Hamilton Church Road, Antioch, TN 37013

(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 our hands this 4th day of February, 2011.

Tracy D. York

David W. York

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public, in and for the aforesaid State and County, Tracy D. York and husband, David W York, with whom I am acquainted (or proved to me on the basis of satisfactory evidence) the bargainors, and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 4th day of February, 2011.

Commission expires: October 22, 2011

Ann B. Waddell Notary Public

ANN B. WADDELL
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF WILLIAMSON