File Box 24B

# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110008358 DEEDWARR
Recvd: 02/09/11 08:24 2 pgs
Fees:13.00 Taxes:48.10
20110209-0011239

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $13,000.00

Affiant

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

Notary Public

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

ANN B. WADDELL NOTARY PUBLIC 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 | 16500001600 |
| (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 partly according to a survey made by Watkins and Murray, Surveyors, dated 8/16/47, as follows:

Beginning at a point in the center of Hamilton Church Road, North 87 deg. 15' West 292.5 feet from the Northwest corner of the 5 acre tract of land conveyed to J. G. Gotto by deed form William Walden of record in Book 406, page 325, said Register's Office, said point being also South 87 deg. 15' East 200 feet from 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 Southerly and parallel with Parker's Eastern boundary line 453 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, said Register's Office, said point being 400 feet East of the Easterly line of a 2.96 acre tract of land shown on said survey; thence North 79 deg. 15' West 100 feet to a point 100 feet East of the Southeast corner of said Parker property; thence Northerly and parallel to said Parker's East line, 437 feet, more or less, to the center of said Hamilton Church Road; thence with the center of said Road, South 87 deg. 15' East 100 feet to the beginning.

Being the same property conveyed to David W. York and wife, Tracy D. York by deed from William C. Tomlin, Sr. and wife, Lera Olivia Tomlin, , dated 11/7/05, of record in Instr. No. 20051109-0136110, Register's Office for Davidson County, Tennessee.

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 3877 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.

David W. York

Tracy D. 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
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Ann B. Waddell

Notary Public