BILL GARRETT, Davidson County
Trans:T20110080523 DEEDWARR
Recvd: 12/20/11 12:46 2 pgs
Fees:13.00 Taxes:378.33
20111220-0099335

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

State Of Tennessee
County Of Davidson

The actual consideration or value, whichever is greater, for this transfer is $102,250.00

Affiant

Subscribed and sworn to before me this day of December, 2011.

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-11-2013

Notary Public
My commission expires: 02/11/13

03-1111-37420

Address of New Owner:	Send Tax Bills to:	Tax-Information
Ed Dilks 419 Mallory Street Nashville TN 37203	New Owner	105-07-0 392.00

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, **CTW Properties, LLC**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Ed Dilks and wife, Shannon Dilks**, 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 Lot No. 21 on the Plan of Rains Heights, of record in Book 2663, Page 85, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to CTW Properties, LLC, by deed from Matthew Tidwell, Louis Catignani and Mickey Williams, dated August 29, 2011, recorded September 7, 2011, of record in Instrument No. 20110907-0069353, Register's Office for Davidson County, Tennessee.

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 419 Mallory Street, Nashville, TN 37203

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. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind itself, its 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.

WITNESS my hand this 16th day of December, 2011.

CTW Properties, LLC

By: _____
Matthew Tidwell, Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Matthew Tidwell, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Manager of CTW Properties, LLC, the within named bargainor, and that he is authorized by CTW Properties, LLC, to execute this instrument on its behalf.

Witness my hand in Brentwood, TN, this16th day of December, 2011.

_____
Notary Public

My Commission Expires:
1/19/14

