Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson
The actual consideration or value, whichever is greater, for this transfer is $129,000.00

Affiant

Subscribed and sworn to before me, this 15th day of May, 2012.

Notary Public
My commission expires: 01/07/2013

BILL GARRETT, Davidson County
Trans:T20120036502 DEEDWARR
Recvd: 05/17/12 14:38 2 pgs
Fees:13.00 Taxes:477.30
20120517-0042955

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

02-1203-47812

Address of New Owner:	Send Tax Bills to:	Tax Information
Madison Stephanie Shedd	Farmington Financial Group	161-11-0-E 009.00CO
5244 Village Way	1912 21st Avenue	
Nashville TN 37211	Nashville TN 37212	

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, Matthew C. Tidwell, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Madison Stephanie Shedd and Richard S. Shedd, Tenants in Common with Rights of Survivorship, 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. 18, on the Plan of Phase VIII, Section II, Villages of Brentwood, of record in Plat Book 6200, Page 769, amended in Book 7900, Page 57, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Matthew C. Tidwell by deed from Alison A. Applegate dated June 25, 2007 recorded July 10, 2007 of record in Instrument No. 20070710-0082084, said register's Office.

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 5244 Village Way, Nashville, TN 37211

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. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our 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 15th day of May, 2012.

Matthew C. Tidwell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Matthew C. Tidwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 15th day of May, 2012.

Notary Public
State of Tennessee at Large

My Commission expires

1/19/14

