Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

MARY BIRTHRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $70,000.00

Affiant

Subscribed and sworn to before me, this 24th day of May, 2012.

Notary Public
My commission expires: 11-3-15

05-1205-65580

Address of New Owner:	Send Tax Bills to:	Tax Information
John Tidwell	OWNER	034-03-0B-609.00CO
609 Churchill Crossing	847 Loretta Drive	
Madison TN 37115	Goodlettsville, TN 37072	

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, Raj Arora, Trustee, and her successors in trust, of the Raj Arora Revocable Living Trust, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to John Tidwell and wife, Janet M. Tidwell, 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 Unit No. 609 of Churchill Crossing, a Horizontal Property Regime established by the Master Deed and By-Laws of record in Book 7792, Page 915, as amended in Book 7804, Page 616, and Book 7845, Page 540, and Book 10635, Page 110, and Book 10996, Page 199, and Instrument No. 20050829-0103075, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete and accurate description of said Unit.

Being the same property conveyed to Raj Arora by deed from William D. Castleman, Trustee, with full power to mortgage, sell, transfer and convey without necessity of the joinder of any beneficiary, dated November 20, 1998, recorded November 24, 1998 in Book 11219, Page 430, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Raj Arora, Trustee, and her successors in trust, of the Raj Arora Revocable Living Trust, by Quitclaim Deed from Raj Arora, dated April 18, 2001, recorded May 7, 2001 in Instrument No. 20010507-0047012, 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 609 Churchill Crossing, Madison, TN 37115

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.

BILL GARRETT, Davidson County
Trans:T20120041288 DEEDWARR
Recvd: 06/05/12 11:42 2 pgs
Fees:13.00 Taxes:259.00
20120605-0048938

WITNESS my hand this 24th day of May, 2012.

R. Arora
Raj Arora, individually and as Trustee
Of The Raj Arora Revocable Living Trust

RAJ ARORA
TRUSTEE

STATE OF TENNESSEE
COUNTY OF SUMNER

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

Witness my hand in Hendersonville, TN, this 24th day of May, 2012.

STEVEN RICHARDSON
State of Tennessee at Large

My Commission expires 12-12-2012

STEVEN RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Raj Arora, Trustee of the Raj Arora Revocable Living Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Hendersonville, Tennessee, this 24th day of May, 2012.

Notary Public at Large STEVEN RICHARDSON

My commission expires: 12-12-2012

STEVEN RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY