File Box 9-B

BILL GARRETT, Davidson County
Trans:T20120043463 DEEDWARR
Recvd: 06/13/12 09:16 2 pgs
Fees:13.00 Taxes:1350.50
20120613-0051542

WARRANTY DEED

ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th day of June, 2012
Notary Public
MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicholas J. Meyer and Dana L. Meyer	Farmington Financial Group	08309047000
(NAME)	(NAME)	
1518 Woodland St.,	1912 21st Ave South	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN, 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Andrew Tidwell**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Nicholas J. Meyer and Dana L. Meyer*** 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:

*husband and wife

Land in Davidson County, Tennessee, being Lot No. 2 on the Plat of Lindsley Park Addition, of record in Plat Book 547, page 76, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Andrew Tidwell, unmarried, by Warranty Deed from John Foutch and wife, Aileen Foutch, dated December 30, 2008, filed of record on December 31, 2008, in Instrument No. 20081231-0123814, Register's Office for Davidson County, Tennessee.

The undersigned Lynora Tidwell, spouse of Andrew Tidwell, joins in the execution of this instrument for the purpose of conveying to the Grantees all of her right, title, claim and interest in and to the above described property, including but not limited to, her homestead, dower, and any and all other marital rights.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1518 Woodland St.,, Nashville, TN 37206

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, has 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 **11th** day of **June, 2012**

Andrew Tidwell

Lynora Tidwell

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Andrew Tidwell** and Lynora Tidwell the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **11th** day of **June, 2012**

JANIS L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public

My commission expires: 5-4-15