BILL GARRETT, Davidson County
Trans:T20120057591 DEEDWARR
Recvd: 08/03/12 14:06 2 pgs
Fees:13.00 Taxes:2034.63
20120803-0069153

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$549,900.00
|
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|27th DAY OF July, 2012
|
|NOTARY PUBLIC
|MY COMMISSION EXPIRES
|AFFIX SEAL

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew Tidwell 208 S 11th Street Nashville, TN 37206	Sumner Bank & Trust 967 Grassland Pl #A Gallatin, TN 37066	Map 083 13 0 Parcel 012.00

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, we,

George F Brandt

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Andrew L Tidwell and wife, Lynora D 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, being the northerly 10 feet of Lot No. 204 and the southerly 30 feet of Lot 205 on the Plan of East Edgefield, of record in Book 21, page 147, Register's Office for Davidson County, Tennessee.

Said parts of said lots 204 and 205 front together 40 feet on the westerly side of South Eleventh Street and run back between parallel lines 184 feet, more or less, to an alley.

Being the same property conveyed to George F. Brandt by deed from Dixie M Wooten, dated May 16, 2011, of record in Instrument No 20110517-0037547, Register's Office for said County.

This being investment property only, having never been the personal residence of the grantor at anytime.

This conveyance is made subject to the following:
1) 2012 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is ☐un ☒improved property known as: 208 S 11th Street Nashville, TN 37206
(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 my hand(s) this 27th day of July, 2012.

George F. Brandt

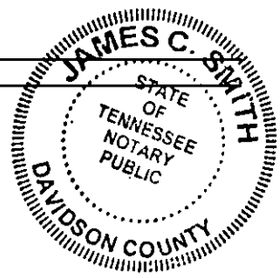
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, George F. Brandt, with whom I am personally acquainted, (or who 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, at office, this 27th day of July, 2012.

NOTARY PUBLIC

My Commission Expires: March 3, 2015



PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027