BILL GARRETT, Davidson County
Trans:T20120083440 DEEDWARR
Recvd: 11/01/12 14:13 2 pgs
Fees:13.00 Taxes:247.90

20121101-0100610

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,000.00

Affiant

Subscribed and sworn to before me, this 30TH DAY OF OCTOBER, 2012.

Notary Public

MY COMMISSION EXPIRES: 11-3-15

(AFFIX SEAL)

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Tidwell and wife, Janet Tidwell	Same as new owner	034030B11100CO
	(NAME)	
847 Loretta Drive		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Sarah E. Goad, a single person, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto John Tidwell and wife, Janet Tidwell, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 111, BUILDING 1, ON THE HORIZONTAL PROPERTY REGIME OF CHURCHILL CROSSING CONDOMINIUMS AS RECORDED IN THE MASTER DEED OF RECORD IN BOOK 7792, PAGE 915, AS AMENDED IN BOOK 7804, PAGE 616, WHICH AMENDS LOT 1, CHURCHILL CROSSING, IN PLAT BOOK 7900, PAGE 25, 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 SARAH E. GOAD, A SINGLE PERSON, BY DEED FROM CHRISTY E. PORCH F/K/A CHRISTY E. TRUDEAU, A MARRIED PERSON, OF RECORD BY INSTRUMENT NO. 20071126-0137339, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS.

STEVE TURMAN EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF SARAH E. GOAD, PURSUANT TO SPECIFIC POWER OF ATTORNEY OF RECORD BY INSTRUMENT NO. 20121101-0100609, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 111 Churchill Crossing, Madison, TN 37115
(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/our hand(s) this 30th day of October, 2012.

WARRANTY DEED
(Continued)

Sarah E. Goad

By: _____ Attorney-in-Fact
Steve Turman, Attorney-in-Fact

State of Tennessee
County of Davidson

On this 30th day of October, 2012, before me personally appeared Steve Turman, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Sarah E. Goad and acknowledged that such person executed the same as the free act and deed of Sarah E. Goad.

Notary Public

My commission expires: 11-3-15

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072