Please Record and Return To:
Signature Title Services, LLC
505 East Main Street
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20120092848 DEEDWARR
Recvd: 12/05/12 10:33 2 pgs
Fees:13.00 Taxes:268.25
20121205-0111856

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is 72,500.00

Rachel Bellamy
Affiant

Subscribed and sworn to before me, this 26th day of November, 2012.

Notary Public

My commission expires: 8-20-14

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY TENN
My Comm. Expires August 20, 2014

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
505 E MAIN STREET SUITE B
HENDERSONVILLE, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JOHN E TIDWELL **JANET M TIDWELL**	**NEW OWNER**	**034030B10300CO**
847 LORETTA DRIVE		
GOODLETTSVILLE, TN 37072		

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 ACKNOWLEDGE, WE,

CHARLES ANTHONY LEGATE and WANDA LEGATE, HUSBAND AND WIFE AS TENANTS BY THE ENTIRETY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JOHN E TIDWELL and JANET M TIDWELL, HUSBAND AND WIFE AS TENANTS BY THE ENTIRETY

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:

A certain condominium apartment in Davidson County, Tennessee, described as follows, to-wit:

Unit No.103, Building 1, on the Horizontal Property Regime of Churchill Crossing Condominiums a recorded in the Master Deed of record in Bock 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.

BEING THE SAME PROPERTY CONVEYED TO CHARLES ANTHONY LEGATE AND WANDA LEGATE, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY BY WARRANTY DEED FROM HELEN MARIE SCOTT, UNMARRIED DATED 04/26/12 AND RECORDED ON 05/01/12 IN INSTRUMENT NO. 20120501-0037203, SAID REGISTER'S OFFICE FOR SAID COUNTY.

POWER OF ATTORNEY FOR WANDA LEGATE OF RECORD IN INSTRUMENT NO. 20121205-0111855, SAID REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters as shown on the plat of record in Plat Book 7900, Page 25, said Register's Office, including any and all revisions, corrections and/or amendments thereto of record.

SUBJECT TO STORMWATER DETENTION EASEMENT OF RECORD IN BOOK 7410, PAGE 379 AND BOOK 10779, PAGE 629, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO MASTER DEED OF RECORD IN BOOK 7792, PAGE 915 AND AMENDED IN BOOK 7804 PAGE 616, BOOK 7845 PAGE 540, BOOK 10635 PAGE 110, BOOK 10996 PAGE 199, AND INSTRUMENT NO. 20050829-0103075, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO CHARTER OF CHURCHILL CROSSING CONDOMINIUMS HOA OF RECORD IN BOOK 7784, PAGE 924, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (____) property known as 103 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 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 in 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 26th day of November, 2012.

CHARLES ANTHONY LEGATE

WANDA LEGATE
BY CHARLES ANTHONY LEGATE, ATTORNEY IN FACT
By Charles Anthony Legate Attorney in Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, CHARLES ANTHONY LEGATE, the within named Grantors, 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, at office, this 26th day of November, 2012.

Notary Public
My Commission Expires: 1/24/14

LELAND L. COLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named **CHARLES ANTHONY LEGATE,** to me known to be the person who executed the foregoing instrument on behalf of **WANDA LEGATE,** as her Attorney in Fact, and acknowledged that he executed the same as the free act and deed of the said **WANDA LEGATE.**

Witness my hand and official seal this 26TH day of NOVEMBER, 2012.

Notary Public
My Commission Expires: 1/24/14

LELAND L. COLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY