BOX 50-B

BILL GARRETT, Davidson County TI
Trans: T20130006241 DEEDWARR
Recvd: 01/23/13 11:02 2 pgs
Fees: 13.00 Taxes: 469.90

20130123-0007382

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is gi
this transfer is $127,000.00

Affiant

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Subscribed and sworn to before me, this 22 day of January 2013.

Notary Public
My commission expires: 4-9-16

Address of New Owner:	Send Tax Bills to:	Tax Information
Matthew Tidwell	Churchill Mortgage	148 140 062.00
3805 Creekside Drive	761 Old Hickory Blvd #4 W	
Nashville TN 37211-0000	Brentwood, TN 37027	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged George B. Wade, unmarried hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Matthew Tidwell, an unmarried person hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 93 on the Map of Blanchard Heights of record in Book 2663 pages 62 and 63 Register's Office for Davidson County, Tennessee

Said Lot No. 93 fronts 95 feet on the east side of Creekside Drive and runs back 195 feet on the south line and 230.48 feet on the north line to a dead line in the rear measuring 89 feet thereon.

Being the same property conveyed to George B. Wade and wife Betty H, Wade of record in Book 4103 Page 471 Register's Office for Davidson County, Tennessee and dated February 16, 1967. Betty H. Wade having died on November 17, 2009 leaving George B. Wade as the surviving tenant by the entireties.

This conveyance is made subject to the following: 1) 2013 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Blanchard Heights of record in Book 2663 Page 62 & 63 Register's Office for Davidson County, Tennessee

This property is improved property known as 3805 Creekside Drive, Nashville, Tennessee 37211-0000

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 this 22nd day of January, 2013.

George Byers Wade by Mark Byron Wade

George B. Wade, by Mark Byron Wade
His Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 22nd day of January, 2013 before me personally appeared Mark Byron Wade to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of George B. Wade acknowledged that such person executed the same as the free act and deed of George B. Wade.

Notary Public

My Commission expires 2/23/15

Amy Gross Hodge
State of Tennessee Notary Public
Williamson County

FILE NO: 07395