This Instrument Prepared By:
TITLE ESCROW OF ROBERTSON COUNTY, INC.
215 Highway 76
White House, TN 37188

ADDRESS NEW OWNER:
Glenn Tidwell and Vivian P. Tidwell
3859 Hamilton Church Road
Antioch, TN 37013

MORTGAGEE:

BILL GARRETT, Davidson County
Trans:T20130015846 DEEDWARR
Recvd: 02/26/13 12:11 3 pgs
Fees:18.00 Taxes:70.09
20130226-0019054

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 165
PARCEL 128

WARRANTY DEED

THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED BY PARTIES. NO TITLE SEARCH PERFORMED.

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, Randall Tidwell and wife, Connie Tidwell, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Glenn Tidwell and Vivian P. Tidwell, hereinafter called the Grantee, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

SEE ATTACHED EXHIBIT A

Being the same property conveyed to Randall Tidwell by deed from Beverly Tidwell of record in Book 10928, Page 598, Register's Office for Davidson County, Tennessee. Connie Tidwell herein joins to convey any and all rights and interests she may have, if any.

This is the same description as in previous deed of record.

This is improved property known as 4046 LaVergne-Couchville Pike, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Glenn Tidwell and Vivian P. Tidwell, their heirs and assigns, forever; and we, Randall Tidwell and wife, Connie Tidwell 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 shall

include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 21st day of February, 2013.

Randall Tidwell

Connie Tidwell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Randall Tidwell and Connie Tidwell the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 21st day of February, 2013.

NOTARY PUBLIC

OLIVIA MACK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: October 18, 2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 18,942.58.

AFFIANT

Subscribed and sworn to before me this 21st day of February, 2013.

NOTARY PUBLIC

My Commission Expires:
October 18, 2016

OLIVIA MACK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Tract No. 4, and being described according to a survey by J. Bruce Rainey, Surveyor, R.L.S. Tennessee No. 823, Bruce Rainey and Associates, 116 Maple Row Blvd. Hendersonville, TN 37075, dated August 16, 1991, and revised September 5, 1991, and known as job no. 910235, as follows:

BEGINNING at an iron pin set in the north margin of LaVergne-Couchville Road, said pin being the southwest corner of the herein described tract and being 597.69 feet from the northeast corner of the Daisy Marie Whidby property of record in Book 4199, Page 118, said Register's Office; thence leaving said north margin of LaVergne-Couchville Road N51°15'29"W, 687.76 feet to an iron pin in the line of John D. Presley property of record in Book 6118, Page 284, said Register's Office; thence with the line of Presley N87°26'19"E, 157.70 feet to an iron pin, said pin being the southeast corner of John D. Presley and the southwest of the Sheley Parker property, of record in Book 1637, Page 177, said Register's Office; thence with the line of Parker S53°58'34"E, 187.37 feet to an iron pin, said pin being the southeast corner of the Sheley Parker property; thence with the line of Parker, N08°00'03"E, 161.00 feet to an iron pin set; thence N01°10'13"E, 228.18 feet to an iron pin, said pin being the southwest corner of the Sheila Johnson property of record in Book 7714, Page 44, said Register's Office; thence with the line of Johnson S83°40'51"E, 297.40 feet to an iron pin found, said pin being in the line of the Leroy A. Smith property of record in Book 6386, Page 804, said Register's Office; thence S79°50'16"E, 101.32 feet to an iron pipe found in the line of Gabriella M. Webb property, of record in Book 6337, Page 549, said Register's Office; thence S82°56'05"E, 41.39 feet to an iron pin, said pin being the northeast corner of the herein described tract and being in the line of the Edgar Hamilton property of record in Book 5226, Page 45, said Register's Office; said pin also being the northeast corner of the Samuel R. Elam property, of record in Book 7367, Page 254, said Register's Office; thence with the line of Elam S33°10'11"W, 156.68 feet to an iron pin found, said pin being the southwest corner of the Elam property and the northwest corner of Erbie M. Smith, Jr. property of record in Book 2035, Page 24, said Register's Office; thence with the line of Smith S33°57'46"W, 300.83 feet to an iron pin, said pin being the northwest corner of the Jackie Williams and Woodard Messick property of record in Book 8344, Page 662, said Register's Office; thence with the line of Williams and Messick S48°55'27"E, 170.41 feet to the iron pin set on the north margin of LaVergne-Couchville Road; thence with the north margin of LaVergne-Couchville Road the following calls: S33°41'18"W, 127.69 feet to an iron pin; thence S33°33'26"W, 72.31 feet to the point of beginning.