BILL GARRETT, Davidson County
Trans:T20130028907 DEEDQC
Recvd: 04/09/13 14:46 3 pgs
Fees:17.00 Taxes:0.00
20130409-0035166

Recording requested by: _____

When recorded, mail to:
Name: Lanny and Sherrell Tidwell
Address: 1693 Sunset Road
City/State/Zip: Brentwood, TN 37027

Space above reserved for use by Recorder's Office

Document prepared by:
Name Sherrell L. Tidwell
Address 1693 Sunset Road
City/State/Zip Brentwood, TN 37027

Property Tax Parcel/Account Number: 133010310000

Quitclaim Deed

This Quitclaim Deed is made on February 26, 2013, between Larry R. Tidwell, Grantor, of 2294 Rocky Springs Road, City of Nolensville, State of Tennessee, and Lanny and Sherrell Tidwell, Grantee, of 1693 Sunset Road, City of Brentwood, State of Tennessee.

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs and assigns, to have and hold forever, located at 3404 Saindon Street, City of Nashville, State of Tennessee:

Being lot No. 409 on the map of Sunrise Heights Second Plan, as of record in book 421,page 46, Register's Office for said County. Said lot No. 409 fronts 50 feet each on the easterly side of Calhoun Avenue and runs back between parallel lines, 150 feet to an alley. Being part of the property conveyed to C.E. Tidwell and L.C. Tidwell, by deed from Flora M. Jones, of record in book 4314, page 279, said Register's Office.

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any.

Taxes for the tax year of N/A shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

Dated: February 26, 2013

Larry R. Tidwell
Signature of Grantor

Larry R. Tidwell
Name of Grantor

Karen M. Allen
Signature of Witness #1

Karen M Allen
Printed Name of Witness #1

Jason Tidwell
Signature of Witness #2

Jason Tidwell
Printed Name of Witness #2

State of TN County of Davidson

On February 26th, 2013, the Grantor, Larry Tidwell,
personally came before me and, being duly sworn, did state and prove that he/she is the person described in the above document and that he/she signed the above document in my presence.

Notary Signature

TERRY GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public,
In and for the County of Davidson State of TN
My commission expires: 3.3.15

My Commission Expires March 3, 2015
Seal

Send all tax statements to Grantee.

Exhibit for Quitclaim Deed

C.E. Tidwell is the husband of Imogene Tidwell and the father of Larry R. Tidwell and L.C. Tidwell, also known as Lanny Claude Tidwell.

C.E. Tidwell passed away on April 20, 1998, his heirs are Imogene Tidwell, Larry R. Tidwell and Lanny Claude Tidwell.

Property known as 3404 Saindon Street, being the same property conveyed to C.E. Tidwell and L.C. Tidwell, also known as Lanny C. Tidwell, being lot 409 on the map of Sunrise Heights Second Plan, as of record in book 421, page 46, Register's office of Davidson County, Tennessee.