Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
13-0599

BILL GARRETT, Davidson County
Trans:T20130052893 DEEDWARR
Recvd: 06/21/13 15:20 2 pgs
Fees:13.00 Taxes:222.00
20130621-0064094

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Tracy Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th day of June, 2013

Notary Public
Commission Expires: 4-18-16

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY CHRIS MUIR

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jason B. Tidwell 304 Rural Hill Road Nashville, TN 37217	NEW OWNER	149-08-0-013.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Billy Dean Dobson and wife, Barbara C. Dobson

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jason B. Tidwell and Sherrell L. Tidwell

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 18 on the plan of Dorhill Acres, Section 2, as of record in Book 2331, Page 144, Register's Office for said County. Said Lot No. 18 fronts 238.25 feet on the southeasterly side of Rural Hill Road and extends back 271.3 feet on the southwesterly line and 184.6 feet on the northeasterly line to a dead line, measuring 153 feet thereon.

BEING the same property conveyed to Billy Dean Dobson and wife, Barbara C. Dobson by Warranty Deed from Marvin Baines, Edward D. Leonard, W. L. Mullins, James M. Paul and Thomas Scales, Trustees for Mt. View Baptist Church, dated 2/15/78 and recorded 2/16/78 in Book 5253, Page 555, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 304 Rural Hill Road, Nashville, TN 37217.

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

Dated this the 14th day of June, 2013.

Billy Dobson

Billy Dobson

Barbara Dobson

Barbara Dobson

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Billy Dean Dobson and wife, Barbara C. Dobson
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 and official seal at Brentwood, Tennessee this 14th day of June, 2013.

Notary Public
My Commission Expires: 1-18-16

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(Notary Seal)