(N) Return to: Bridgehouse Title

WARRANTY DEED

G-KW-13-01009

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,900.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF July, 2013.

Notary Public

MY COMMISSION EXPIRES: 3/7/17
(AFFIX SEAL)

SHAUNA DANIELS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy Watkins	Sumner Bank and Trust	
1009 Maynor Street (ADDRESS)	780 Browns Lane (NAME) (ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Gallatin, TN 37066 (CITY) (STATE) (ZIP)	72-6-10.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ANDREE ELIZABETH TIDMORE, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TIMOTHY WATKINS AND KRYSTAL TSOSIE, HUSBAND AND WIFE AS JOINT TENANTS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 41, MAP OF MAYNOR PLACE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 843, PAGE 24, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO ANDREE ELIZABETH TIDMORE, UNMARRIED BY WARRANTY DEED FROM PEGGY CASON, SUBSTITUTE TRUSTEE FOR THE MAYNOR STREET TRUST, RECORDED ON THE 31ST DAY OF OCTOBER, 2012 IN INSTRUMENT NO. 20121031-0099836, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD IN PLAT BOOK 843, PAGE 24, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1009 Maynor Street, Nashville, Tennessee 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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; and we do covenant with the said GRANTEE(S) 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 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.

BILL GARRETT, Davidson County
Trans: T20130065555 DEEDWARR
Recvd: 07/31/13 14:49 2 pgs
Fees: 13.00 Taxes: 813.63
20130731-0079921

Witness my/our hand(s) this 26th day of July, 2013.

ANDREE ELIZABETH TIDMORE

BY [illegible] HER ATTORNEY-IN-FACT

Andree Elizabeth Tidmore

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared DAVID LEA to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ANDREE ELIZABETH TIDMORE and who acknowledged he/she/they executed the same as the free act and deed of the said ANDREE ELIZABETH TIDMORE.

Witness my hand and official seal, this the 26th day of July, 2013.

Notary Public
My Commission Expires: 3/7/17

(SEAL)

SHAUNA DANIELS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903