WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140008942 DEEDWARR
Recvd: 02/07/14 10:14 2 pgs
Fees: 13.00 Taxes: 281.20

20140207-0010929

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $76,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of January, 2014.

Notary Public

MY COMMISSION EXPIRES: 5/3/2016

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ronnie Cowherd	Ronnie Cowherd	04405004900
(NAME)	(NAME)	
207 Montchanin Terrace	207 Montchanin Terrace	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Daniel M. Tidwell, an unmarried man and Susan K. Tidwell, an unmarried woman**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Ronnie Cowherd and Barbara Cowherd, Husband and Wife**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being Lot No. 41 on the Plan of Scenic View Subdivision, 4th Civil District of Davidson County, Tennessee, prepared by W.W. Turner Company Engineers, on August 20, 1948, but not of record, and more particularly described as follows:
Starting with a concrete monument at the west end of the return at the northwest corner of the intersection of Keeton Ave and a 50 foot dedication for a street, on the plan of Scenic View Subdivision and running thence in a northwesterly direction along the northerly margin of Keeton Ave for a distance of 264.8 feet to a common line between Lots 41 and 42 and the point of beginning and continuing the following courses and distances: 1. Continuing in a northwesterly direction along the northerly margin of Keeton Ave a distance of 97 feet to an iron pin the easterly margin of Lot No. 40; thence, 2. In a northerly direction along the easterly margin of Lot No. 40 for a distance of 145.3 feet to an iron pin in the southerly margin of the H.E. Richardson property; thence, 3. In a southeasterly direction along the margin of the said E.E. Richardson property a distance of 97 feet to an iron pin located on a common line in the westerly margin of Lot No. 42; thence, 4. In a southeasterly direction along the westerly margin of Lot No. 42 a distance of 146.3 feet to an iron pin in the northerly margin of Keeton Avenue and the point of beginning.

Being the same property conveyed to Daniel M. Tidwell and wife, Susan K. Tidwell by Quit Claim Deed dated 09/30/2010 from Pauline E. Rigsby of record in Instrument 201010050079632, Register's Office for Davidson County, Tennessee. Said deed being corrected in Instrument No. 20140207-0010928, Register's Office of Davidson County, Tennessee.
The said Daniel M. Tidwell and Susan K. Tidwell having since divorced are now unmarried.

Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage Easement of record in Book 9466, Page 778, said Register's Office.

All matters set out in document including but not limited to restrictions of record in Book 1973, Page 192, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 309 Keeton Old Avenue, Old Hickory, TN 37138

(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/or 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/or 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 our hands this 31st day of January, 2014.

Daniel M. Tidwell

Susan K. Tidwell

State of Tennessee
County of Wilson

Personally appeared before me Daniel M. Tidwell and Susan K. Tidwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of January, 2014.

Notary Public
My Commission Expires: 8-14-17

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122