NEW OWNER:

Larry W. Tidwell
Ellen M. Tidwell
8207 Sawyer Brown Road Unit D7
Nashville, TN 37221

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 14-0227

Map 142 Group 01-0-A Parcel 025.00CO

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20140020720 DEEDWARR
Recvd: 03/27/14 15:13 2 pgs
Fees:13.00 Taxes:366.30
20140327-0025518

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Ninety-Nine Thousand and 00/100 Dollars ($99,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **STEVE LIVINGSTON** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **LARRY W. TIDWELL AND ELLEN M. TIDWELL, HUSBAND AND WIFE** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, described as follows: Unit No. D-7, together with the carport designated No. D-7-C in River Plantation, Section One, a condominium, a Horizontal Property Regime, located on Highway 70 South Nashville, Davidson County, Tennessee, as shown on the Plat of River Plantation, Section One, Condominium Apartments, recorded in Book 4460, Page 59, Register's Office for Davidson County, Tennessee, and described in Master Deed recorded in Book 4562, Page 474, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Steven Livingston, by Warranty Deed from Bridgett Dixon, dated March 7, 2014, and of record as Instrument No. 20140320-0022990, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 8207 Sawyer Brown Road Unit D7, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantees that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 21st day of **March, 2014**.

Steven Livingston

STEVE LIVINGSTON

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, STEVE LIVINGSTON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office 21st day of **March, 2014**.

BTDugas

NOTARY PUBLIC

My commission expires: 7-25-16

BRITTANY T. DUGAS NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **99,000.00** .

Cadosta Thomas

AFFIANT

Sworn to and subscribed to before me 21 day of **March, 2014**.

Kristi K. Seamon

NOTARY PUBLIC

My commission expires: Jan. 6, 2015

KRISTI K. SEAMON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY