WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140025465 DEEDWARR
Recvd: 04/15/14 12:57 2 pgs
Fees:13.00 Taxes:1494.80
20140415-0031449

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $404,000.00

Peggy McLain Wallace
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF APRIL, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peggy McLain Wallace	Peggy Wallace	
(NAME)	(NAME)	
122 Longwood Place	122 Longwood Place	117-9B-12 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **NEIL ANDERSON, EXECUTOR OF THE ESTATE OF HAZEL WHITE TIDWELL**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PEGGY MCLAIN WALLACE, UNMARRIED,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Revised Lot No. 12 on the Plan of Longwood of record in Book 5210, page 153, Register's Office for said County, revised as to floor areas and lot coverages of record in Book 5419, page 183, said Register's Office, to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Cam J. Tidwell and wife, Hazel Tidwell by deed from Harry G. Williams, Jr. and wife, Nancy M. Williams of record in Book 5861, page 54, said Register's Office. The said Cam J. Tidwell has since died vesting title in Hazel Tidwell a/k/a Hazel White Tidwell as the sole surviving tenant by the entirety. The said Hazel Tidwell has since died. Neil Anderson is the executor under the Will of Hazel Tidwell , under Docket No. 13P1209, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, with power of sale pursuant to the terms of the Will.

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Book 5210, page 153, said Register's Office; and (c) restrictive covenants of record in Book 5344, page 353, Book 5980, page 667 and Book 5980, page 681, said Register's Office; (d) Bylaws of record in Instrument No. 20130716-0073196, Instrument No. 20140218-0813710, Instrument No. 20081031-0108920 and Instrument No. 20120621-0054661, said Register's Office; (e)Charter of record in Book 5662, page 143, said Register's Office.

.

unimproved ☐

This is improved ☒ property, known as 122 Longwood Place, Nashville, TN 37215

(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 GRANTEES, their heirs and assigns forever; and we do 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 used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

Witness my hand this 15 day of April, 2014.

Neil Anderson, Executor

Neil Anderson, Executor

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Neil Anderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Executor of the Estate of Hazel White Tidwell and executed the within instrument as such Executor.

Witness my hand and official seal at Nashville, Tennessee this 15 day of April, 2014.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 7, 2017

Notary Public