BILL GARRETT, Davidson County
Trans: T20140027027 DEEDWARR
Recvd: 04/22/14 09:04 2 pgs
Fees: 13.00 Taxes: 902.43

20140422-0033375

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 243,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of April, 2014

Notary Public:

MY COMMISSION EXPIRES: 1-11-17
(AFFIX SEAL)

STEPHANIE MCPEAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Darren M. Tidwell	SWBC Mortgage Corporation	Parcel ID:
7064 Bridgeport Dr.	9311 San Pedro Ave.; Ste 100	126160A24800
Nashville, TN 37221	San Antonio, TX 78216	

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, we

Debora I. Pierce and husband, Mark Pierce

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Darren M. Tidwell and wife, Amy Leathers Tidwell

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:

Being Lot Number 400 on the Plan of Final Plat Riverwalk, Phase 2A, Section 1 of record in Instrument 20031014-0151989, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Debora I. Pierce and husband, Mark Pierce by deed from Corinthian Custom Homes, Inc., a Tennessee corporation, of record in Instrument 20041230-0154756, said Register's Office.

This conveyance is subject to Covenants, Conditions, Restrictions and By-Laws of record in Instrument 20040430-0049313; Instrument 20040506-0051985; Instrument 20060320-0031638; Instrument 20061103-0136691; and Instrument 20061214-0154502, said Register's Office.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20031014-0151989, said Register's Office; (3) Easements of record in Instrument 20040826-0103240; Instrument 20140114-0003778, said Register's Office.

The signature of Mark Pierce is signed by his duly appointed Attorney-in-Fact, Debora Pierce, pursuant to the Power of Attorney of record in Instrument 20140422-0033374, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 7064 Bridgeport Dr., Nashville, TN 37221

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.

Witness our hands this 16th day of April, 2014.

Debora I. Pierce

Mark Pierce
By: Debora Pierce, as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Debora I. Pierce with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 16th day of April, 2014.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Debora Pierce, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Mark Pierce as his Attorney in Fact as the free act and deed of the within named Mark Pierce.

Witness my hand and official seal at Brentwood, Tennessee, this 16th day of April, 2014.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.