Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

PREPARED BY (AND RETURN TO):


*WILKINS & IVEY*
*Attorneys at Law*
104 Woodmont Blvd., Suite 100
*Nashville, Tennessee 37205*
*Phone (615) 298-3312 - Fax 292-8746*

Christy Wilkins Ivey

*Percy Wilkins, Jr. (retired)*



BILL GARRETT, Davidson County
Trans:T20140028116 DEEDWARR
Recvd: 04/24/14 14:22 2 pgs
Fees:13.00 Taxes:1221.00
20140424-0034664


W & I Ref:( DM ) Title No: 53282
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Robert Alan Green<br>Anne Leslie Owens<br>844 Neartop Drive<br>Nashville, TN 37205 | New Owner |

**TAX MAP-PARCEL NUMBERS:** 10314005300

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$330,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David C. Tidwell, as Executor under the Last Will and Testament of Paul J. Tidwell, and David C. Tidwell as Successor Trustee of the Tidwell Trust**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert Alan Green and Anne Leslie Owens, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Hillwood Terrace of record in Book 2663, page 50 amended in Book 2750, page 521, Register's Office for said County.

Said Lot No. 29 fronts 280 feet on the easterly margin of Neartop Drive and extends back 262.5 feet on the northerly line and 273.4 feet on the southerly line to a dead line in the rear, measuring 30 feet thereon.

Being the same property conveyed to Paul J. Tidwell, Jr., and wife, Ruth B. Tidwell by Warranty Deed from C.C. Adams and wife, Irene H. Adams, dated February 9, 1959 and recorded on February 13, 1959 of record in Book 2876, page 405, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated June 9, 1998, recorded June 10, 1998 of record in Book 10971, page 402, said Register's Office, subject property was conveyed to Paul J. Tidwell and wife Ruth B. Tidwell, Trustees U/A/D, June 9, 1998 of the Tidwell Joint Revocable Living Trust Agreement. The said Paul J. Tidwell and Ruth B. Tidwell have since died with Ruth B. Tidwell predeceasing Paul J. Tidwell. The Last Will and Testament of Paul J. Tidwell of record in Docket No. 13P1942 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, appointed David C. Tidwell as Executor. David C. Tidwell is also Successor Trustee of the Tidwell Trust, devisee under the Last Will and Testament of Paul J. Tidwell, Jr.

**Description Reference:** The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2663 Page 50, amended in Book 2750, page 521, said Register's Office, which Plan shows a 75 foot minimum building setback line from Neartop Drive and a 10 foot easement for public utility purposes along the rear and northerly side lines of said lot.

**This is improved property, known as: 844 Neartop Drive, Nashville, Tennessee 37205**

**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, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 22nd day of April, 2014.

David C. Tidwell, executor

**David C. Tidwell, as Executor under the Last Will and Testament of Paul J. Tidwell**

David C. Tidwell, trustee

**David C. Tidwell, Successor Trustee of the Tidwell Trust**

**State of** TENNESSEE
**County of** DAVIDSON

On this 22nd day of April, 2014 , before me the undersigned authority, personally appeared David C. Tidwell, as Executor under the Last Will and Testament of Paul J. Tidwell and Successor Trustee of the Tidwell Trust , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

Notary

**State of** TENNESSEE
**County of** DAVIDSON

**A F F I D A V I T**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $330,000.00

Affiant

Sworn and subscribed before me this the 22nd day of April, 2014

My Commission Expires: _____

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-17-2017

Notary Public