BILL GARRETT, Davidson County
Trans:T20140029145 DEEDWARR
Recvd: 04/29/14 12:44 2 pgs
Fees:13.00 Taxes:540.20
20140429-0035928

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
14-0276

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $146,000.00

Emily Jones
Affiant

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 25th day of April, 2014

Notary Public
Commission Expires: 3/21/17

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jason Tidwell 1306 Shelby Ave Nashville, TN 37206	New Owner	083-13-0-267.00

WARRANTY DEED

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, I/WE,
Patricia McGee, Joyce Jackson, Judy Nix, Leon Beech, Barbara Hobbs (n/k/a Barbara Hobbs Smith), Deborah Farley, Roxie Lamb, Marion Carney and Joseph Townsend, devisees under the Last Will & Testament of AudreyArmstrong Townsend (a/k/a Audrey Townsend)

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Jason 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:

LAND in Davidson County, Tennessee, being Lot No. 84 on the plan of Payne, Blakemore & Cummings Addition to East Nashville, as of record in Book 57, Page 70, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 84 fronts 50 feet on the southerly side of Shelby Avenue and runs back between parallel lines, 160 feet to an alley.

BEING the same property conveyed to Edward Townsend and wife, Audrey Townsend, by Warranty Deed from Edward Clive Anderson, Jr., dated 5/25/89 and recorded 5/31/89 in Book 7852, Page 589, Register's Office for Davidson County, Tennessee. The said Audrey Townsend (aka Audrey Armstrong Townsend) having died testate on 12/16/13, being predeceased by Edward Townsend. Pursuant to the Last Will and Testament of the said Audrey Armstrong Townsend, admitted to probate in the Circuit Court of Davidson County, Tennessee, under Probate Case No. 14P-111, to establish muniment of title only, subject property was devised to her nine children, namely Patricia McGee, Joyce Jackson, Leon Beech, Judy Nix, Barbara Hobbs, Deborah Farley, Roxie Lamb, Marion Carney and Joseph Townsend.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1306 Shelby Ave, Nashville, TN 37206.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 25th day of April, 2014.

Patricia McGee

Judy Nix

Barbara Hobbs Smith

Roxie Lamb

Joseph Townsend

Joyce Jackson

Leon Beech

Deborah Farley

Marion Carney

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Patricia McGee, Joyce Jackson, Judy Nix, Leon Beech, Barbara Hobbs Smith, Deborah Farley, Roxie Lamb, Marion Carney and Joseph Townsend** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 25th day of April, 2014.

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

(Notary Seal)

Notary Public
My Commission Expires: 3/24/17