QUITCLAIM DEED

This Instrument prepared from information furnished by the parties.

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0.00

James A. Tidwell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of May, 2014

Notary Public

MY COMMISSION EXPIRES: 9-9-14
(AFFIX SEAL)

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:
James A. Tidwell	NEW OWNER	Map 44-15
51 Nickleby Down		Group
Brentwood, TN 37027		Parcel 249

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

James A. Tidwell, unmarried, his undivided interest

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

James A. Tidwell, Trustee of the Tidwell Family Revocable Trust Agreement dated September 25, 1996*

hereinafter called the GRANTEES, their heirs and assigns, all their right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 97 on the plan of Village of Old Hickory, Section C, of record in Plat Book 1424, Page 66, Register's Office for Davidson County, Tenenssee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to James A. Tidwell and wife, Linda M. Tidwell, a 1/2 undivided interest by Quitclaim Deed from James A. Tidwell and Linda M. Tidwell, Trustees of the Tidwell Family Revocable Living Trust Agreement dated September 25, 1996, of record in Book 11174, Page 122, dated October 26, 1998, and to Michael B. Andrews, a 1/2 undivided interest by Quitclaim Deed from James A. Tidwell, of record in Book 9106, Page 386, dated October 5, 1993, Register's Office for said County. The said Linda M. Tidwell is now deceased.

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 1109 Berry Street, Old Hickory, TN 37138

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 my hand this 7th day of May, 2014.

James A. Tidwell

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal at Nashville, Tennessee, this 7th day of May, 2014.

My Commission Expires: 9-9-14

Notary Public

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

*as tenants in common

BILL GARRETT, Davidson County
Trans:T20140031924 DEEDQC
Recvd: 05/08/14 10:18 1 pgs
Fees:12.00 Taxes:0.00

20140508-0039386