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 172
51 Nickleby Down		Group 1-0-A
Brentwood, TN 37027		Parcel 36CO

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, Trustee of the Tidwell Family Revocable Trust Agreement dated September 25, 1996

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. 36, on the Plan of Copperfield Revised, of record in Plat Book 6900, Pages 555-559, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to James A. Tidwell and Linda M. Tidwell, Trustees of the Tidwell Family Revocable Trust Agreement dated September 25, 1996 by Quitclaim Deed from James A. Tidwell and wife, Linda M. Tidwell, of record in Instrument 20101013-0081927, dated October 7, 2010, 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 51 Nickleby Down, Brentwood, TN 37027

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.

The Tidwell Family Revocable Trust Agreement dated September 25, 1996
BY:
James A. Tidwell Trustee
James A. Tidwell, Trustee

BILL GARRETT, Davidson County
Trans:T20140031924 DEEDQC
Recvd: 05/08/14 10:19 1 pgs
Fees:12.00 Taxes:0.00
20140508-0039387

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, Trustee of the Tidwell Family Revocable Trust Agreement dated September 25, 1996 and the Tidwell Credit Shelter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she is Trustee of the Tidwell Family Revocable Trust Agreement dated September 25, 1996 and the Tidwell Credit Shelter, and as such Trustee, he/she are authorized to execute this instrument on behalf of the Trust.

Witness my hand and official seal 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.

***and James A. Tidwell, Trustee of the Tidwell Credit Shelter Trust, as tenants in common**