QUITCLAIM DEED

This Instrument prepared from information furnished by the parties.

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)

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

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 43-13
51 Nickleby Down		Group
Brentwood, TN 37027		Parcel 231

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 Credit Shelter Trust as tenants in common

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:

Land in Davidson County, Tennessee, being Lot No. 24, Block "B", on the Map of Forest Park Subdivision, of record in Book 843, Page 44, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to James A. Tidwell and wife, Linda M. Tidwell, a 1/2 undivided interest by Quitclaim Deed from Tidwell Family Revocable Living Trust Agreement U/T/A dated 9-25-96 and to James A. Tidwell and Michael B. Andrews, as tenants in common, a 1/2 undivided interest by deed from Laurie Ann Allen, of record in Book 10238, Page 313, dated October 25, 1996, 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 421 Elm Street, Madison, TN 37115

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
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 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.

BILL GARRETT, Davidson County
Trans:T20140031924 DEEDQC
Recvd: 05/08/14 10:20 1 pgs
Fees:12.00 Taxes:0.00
20140508-0039388