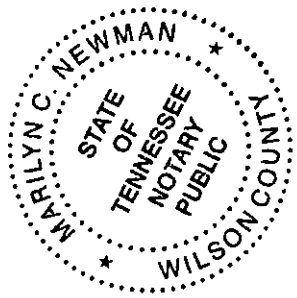
WARRANTY DEED



BILL GARRETT, Davidson County
Trans:T20140074716 DEEDWARR
Recvd: 10/03/14 10:52 2 pgs
Fees:13.00 Taxes:2404.63

20141003-0091659

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $649,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of October, 2014.

Notary Public

MY COMMISSION EXPIRES: 8-14-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James V. Tedesco	Synovus Mortgage Corp	064030B06300CO
(NAME)	(NAME)	
1009 Williams Way	2204 Lakeshore Dr, Ste 325	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Birmingham, AL 35209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Stanley G. Tidwell and Julia Tidwell, married**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **James V. Tedesco and Jennifer J. Tedesco, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 227, on the plan of Final Plat of Phase Five Section One, Brandywine Pointe (a Planned Unit Development), of record in Plat Book 7900, Page 618, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Stanley G. Tidwell, Married by Warranty Deed dated 06/25/2009 from Gary L. Sadler of record in Instrument 200906260059777, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) All matters as set forth per Plat Book 7900, Page 618. (2) Declaration of Covenants, Conditions and Restrictions of record in Book 8695, Page 379, as amended of record in Book 9145, Page 957; Book 9576, Page 846; Book 9776, Page 427; Book 10447, Page 711, and Book 10684, Page 324. (3) Declaration of Covenants, Conditions and Restrictions of record in Book 9123, Page 648. (4) Said By-Laws were amended of record in Book 10721, Page 835. (5) Non-Exclusive Easement for Parking, Ingress and Egress of record in Book 11108, Page 555. (6) Charter of Brandywine Pointe Dock Association, Inc. of record in Book 8637, Page 563. (7) Charter of Brandywine Pointe Community Association Inc. of record in Book 9013, Page 39 and Book 9117, Page 77, said Register's Office. (8) Easements for the flow of any unnamed pond, stream or creek as much as there on lies.

Julia Tidwell joins in this conveyance to convey any and all rights she may have in this property.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations

and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1009 Williams Way, Old Hickory, TN 37138

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons whomsoever. 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 our hands this 1st day of October, 2014.

Stanley G. Tidwell

Julia Tidwell

State of Tennessee
County of Wilson

Personally appeared before me Stanley G. Tidwell and Julia Tidwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 1st day of October, 2014.

Notary Public

My Commission Expires: 8-14-17

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY