Davidson County DEEDWARR
Recvd: 10/28/14 13:31 3 pgs
Fees:18.00 Taxes:987.90
20141028-0099388

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $267,000.00

Affiant

Subscribed and sworn to before me, this 17TH DAY OF OCTOBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 6-30-18

(AFFIX SEAL)

LISA WHITE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hollis Rule, Jr. and Donna M. Daly	Fifth Third Mortgage Company (NAME)	06200010000
2614 Pennington Bend Road (ADDRESS)	5001 Kingsley Drive (ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Cincinnati, OH 45277 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Betty Jean Tidwell, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Hollis Rule, Jr. and Donna M. Daly, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PARTS OF LOTS NO. 4 AND 5, ON THE PLAN OF ROBERT YOUNG FARM AS OF RECORD IN BOOK 421, PAGE 140, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE BY RAYMOND P. SMITH, COUNTY SURVEYOR, MARCH 23, 1966, AS FOLLOWS:

BEGINNING AT A RAILROAD SPIKE IN THE CENTER OF PENNINGTON BEND ROAD, BEING THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO DONALD R. HALL AND WIFE, OF RECORD IN BOOK 4010, PAGE 823, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH THE CENTER OF SAID ROAD, SOUTHEASTERLY 472.8 FEET, THENCE S 59 DEGREES 30' WEST 576.6 FEET, MORE OR LESS; THENCE N 11 DEGREES 00' FEET EAST 564 FEET, MORE OR LESS, TO THE BEGINNING, CONTAINING 3 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO HAROLD W. SEYMORE AND WIFE, MARY MARTHA SEYMORE BY DEED FROM
PORTER J. WEAKLEY AND WIFE, DOROTHY C. WEAKLEY OF RECORD IN BOOK 4321, PAGE 848, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO MILDRED PAGE TIDWELL BY DEED FROM HAROLD W. SEYMORE AND WIFE, MARY MARTHA SEYMORE OF RECORD IN BOOK 5752, PAGE 109, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID MILDRED PAGE TIDWELL, HAVING PASSED AWAY ON APRIL 29, 1982, LEFT A WILL NAMING AS HER SOLE BENEFICIARY CECIL W. TIDWELL, SR., HER HUSBAND, WHICH WILL WAS ADMITTED TO PROBATE BY ORDER RECORDED IN MINUTE BOOK 277, PAGE 456 IN PROBATE COURT OF DAVIDSON COUNTY, TENNESSEE, AND THE FINAL ACCOUNTING OF WHICH WAS CONFIRMED BY SAID PROBATE COURT BY ORDER DATED MAY 4, 1983.
SAID CECIL W. TIDWELL, SR., HAVING PASSED AWAY ON AUGUST 13, 1985, LEFT A WILL NAMING AS EQUAL BENEFICIARIES THE GRANTOR NANCY MITCHELL POPE AND THE GRANTEE CECIL W. TIDWELL, JR., WHICH WILL WAS ADMITTED TO PROBATE ON AUGUST 30,1985 BY AN ORDER OF THE PROBATE COURT OF DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO CECIL W. TIDWELL, JR. BY NANCY MITCHELL POPE AND ENGLES POPE BY DEED OF RECORD IN BOOK 6840, PAGE 613, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. AND FUTHER CONVEYED TO CECIL W. TIDWELL, JR. AND WIFE, BETTY JEAN TIDWELL BY QUITCLAIM DEED FROM CECIL W. TIDWELL, JR., OF RECORD BY INSTRUMENT NO. 20020503-0054638, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID CECIL W. TIDWELL, JR. HAVING SINCE DIED, LEAVING BETTY JEAN TIDWELL HIS SOLE SURVIVING SPOUSE.

WARRANTY DEED
(Continued)

2015 PROPERTY TAXES A LIEN, NOT YET DUE AND PAYABLE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2614 Pennington Bend Road, Nashville, TN 37214
(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 GRANTEES, their heirs and assigns forever; and we do 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 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/our hand(s) this 17th day of October, 2014.

Betty Jean Tidwell

Betty Jean Tidwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 17th day of October, 2014.

Mary Birthright

Notary Public

My Commission Expires: 11-3-15

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

True Copy Certification

I, Charles A. Sullivant, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Mark B. Leedom, a notary public for this county and state, Charles A. Sullivant, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/11/17
Notary' Seal (if on paper)

