File Bx
24B

This Instrument Prepared By:
Title Escrow of Brentwood, Inc.
5111 Maryland Way, Ste. 205
Brentwood, TN 37027
(615) 221-0032

ADDRESS NEW OWNER:
K. Thomas Sidwell
2201 Old Natchez Trace
Franklin, TN 37069

SEND TAX BILL:
K. Thomas Sidwell
2201 Old Natchez Trace
Franklin, TN 37069

MAP AND PARCEL:
15400000700
15400000701

BILL GARRETT, Davidson County
Trans:T20140097052 DEEDWARRSP
Recvd: 12/30/14 08:56 4 pgs
Fees:23.00 Taxes:540.20
20141230-0118672

State of Tennessee
County of Williamson

The actual value or consideration, whichever is greater, for this transfer is $146,000.00.

AFFIANT

Subscribed and sworn to before me this 29th day of December, 2014.

NOTARY PUBLIC

ANN B. WADDELL
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: October 05, 2015

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable considerations accepted, the receipt and sufficiency of which is hereby acknowledged, **Melvin Benson McKinnon, James Michael McKinnon and Donald Mark McKinnon, as Co-Executors of the Estate of Beverly B. Lawson and Melvin Benson McKinnon, James Michael McKinnon and Donald Mark McKinnon, as the Co-Trustees of the Beverly B. Lawson Family Trust**, hereinafter the "Grantor(s)", has this day bargained and sold, and does hereby transfers and conveys unto **K. Thomas Sidwell**, his heirs and assigns, hereinafter the "Grantee(s)" a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

This is improved property known as:
8664 and 8654 Poplar Creek Road,
Nashville, TN 37221

TO HAVE AND TO HOLD the said tract of 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.

And **Melvin Benson McKinnon, James Michael McKinnon and Donald Mark McKinnon, as Co-Executors of the Estate of Beverly B. Lawson and Melvin Benson McKinnon, James Michael McKinnon and Donald Mark McKinnon, as the Co-Trustees of the Beverly B. Lawson Family Trust**, for the express purpose of carrying out the intent of this conveyance, as above set out, does hereby convey all of his interest unto the said **K. Thomas Sidwell**, his heirs and assigns, forever. Grantor(s) hereby covenants with the said Grantee(s) that, subject to and except for the title exceptions set forth in Exhibit "A" , title to the Land is free from all encumbrances made by Grantor(s), and that Grantor(s) does hereby warrant and will defend the title to the Grantee(s) against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 29th day of December, 2014.

ESTATE OF BEVERLY B. LAWSON AND
THE BEVERLY B. LAWSON FAMILY TRUST

Melvin Benson McKinnon

Melvin Benson McKinnon, Co-Executor of the Estate and Co-Trustee of the Trust

James Michael McKinnon

James Michael McKinnon, Co-Executor of the Estate and Co-Trustee of the Trust

Donald Mark McKinnon

Donald Mark McKinnon, Co-Executor of the Estate and Co-Trustee of the Trust

Date: 12-22-14

This property is being sold as is

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Melvin Benson McKinnon and James Michael McKinnon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they are the Co-Executors and Co-Trustees respectively, of Estate of Beverly B. Lawson and the Beverly B. Lawson Family Trust, the bargainor, and as such Co-Executors and Co-Trustees , being so authorized by said court, executed the within Deed for the purposes therein contained.

Witness my hand and official seal this 29th day of December, 2014.

NOTARY PUBLIC Ann B. Waddell

ANN B. WADDELL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

My Commission Expires: October 05, 2015

State of Tennessee

County of Knox

Personally appeared before me, a notary public in and for the state and county aforementioned, Donald Mark McKinnon, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, who upon oath, acknowledged himself to be a Co-Executor and Co-Trustee respectively of the Estate of Beverly B. Lawson and the Beverly B. Lawson Family Trust and that he as such Co-Executors and Co-Trustee, executed the forgoing instrument for purposes therein contained, by signing as Co-Executor and Co-Trustee.

WITNESS my hand and seal this the 22 day of December, 2014.

Notary Public

LAUREN MCKINNON STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY MY COMMISSION EXPIRES 11-4-2017

My Commission Expires: 11.4.17

EXHIBIT "A"
LEGAL DESCRIPTION

TRACT NO. 1: 8664 Poplar Creek Road, Nashville, TN 37221 (Tax ID 15400000700)

Land in Davidson County, Tennessee, described by a survey by Frank V. Neeley, (RLS No. 1493), dated July 24, 1991, as follows:

Beginning at an iron rod in the southwest corner conveyed to Allan C. Taylor, and wife, Mary S. Taylor, both now deceased, by R. F. Taylor by deed of record in Book 1781, page 214, Register's Office, Davidson County, Tennessee; thence on a line N 15 deg. 25' 22" E 421.99 feet to an iron pin; thence on a line N 76 deg. 03' 42" W 138.98 feet to an iron pin; thence on a line S 15 deg. 04' 49" W 221.51 feet to an iron pin; thence on a line S 14 deg. 20' 13" E 231.96 feet to an iron pin; thence on a line S 27 deg. 30' 00" E 201.40 feet to an iron pin; thence on a line S 7 deg. 58' 01" W 122.42 feet to a point on the fence line at an 18" oak; thence on a line S 54 deg. 36' 24" W 221.03 feet to an iron pin; thence on a line N 75 deg. 46' 09" W 266.20 feet to the point of beginning.

Being the same property conveyed to Beverly B. Lawson by deed from Judith B. Lowe and husband, Robert Allen Lowe and Michael A. Blackmer and wife, Anita K. Blackmer dated 6/11/93, of record in Book 8981, page 186, Register's Office for Davidson County, Tennessee.

TRACT NO. 2: 8654 Poplar Creek Road, Nashville, TN 37221 (Tax ID 15400000701)

Land in Davidson County, Tennessee, described as follows:

Beginning at a point in the Southwest corner of land conveyed to Allen C. Taylor and wife, Mary S. Taylor, by R. F. Taylor by deed of record in Book 1781, page 214, Register's Office, Davidson County, Tennessee; thence on a line N 72 deg. 35' E 58.7 feet to a point; thence on a line N 60 deg. 40' East 173.5 feet to a point, thence on a line N 52 deg. 33' E 130 feet to an iron pin; thence in a line N 76 deg. W 257 feet to an iron pin; thence on a line S 14 deg. W 250 feet to the point of beginning, containing 0.824 acres, more or less.

Being the same property conveyed to Melvin Benson McKinnon, James Michael McKinnon, and Donald Mark McKinnon by deed from J. T. Lawson and wife, Beverly B. Lawson dated 12/24/90, of record in Book 8322, page 426, Register's Office for Davidson County, Tennessee. Further conveyed to Beverly B. Lawson by Quitclaim Deed form Melvin Benson McKinnon, James Michael McKinnon, and Donald Mark McKinnon of record in Instr. No. 20010531-0056385, said Register's Office.

Included in the conveyance of Tract No. 2 is a 1972 Mobile Home (title has been lost).

Beverly B. Lawson died on June 13, 2014, testate, with her estate being probated in Seventh Circuit Court Davidson County, Tennessee, Probate Division, Case No. 14P-1160. Pursuant to Letters of Testamentary of the Beverly B. Lawson Estate appointed her three (3) sons, Melvin Benson McKinnon, James Michael McKinnon, and Donald Mark McKinnon to act as her Co-Executors to her Estate. Further, the Last Will and Testament established the Beverly B. Lawson Family Trust in which she named her three (3) sons, Melvin Benson McKinnon, James Michael McKinnon, and Donald Mark McKinnon as Co-Trustees.

This conveyance is subject 2014 taxes, paid, prorated and assumed by the Grantee; Metro Codes Letter for a detached structure as set out in Book 11349, page 534; septic tank overflow and connecting pipe lines and electrical lines easement as set out in Book 4600, page 857, as amended in Instr. No. 20010531-056386, said Register's Office. Subject to rights and claims of parties in possession.