WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150021324 DEEDWARR
Recvd: 03/24/15 10:37 2 pgs
Fees:13.00 Taxes:656.75
20150324-0025159

P-FC-15-975

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF MARCH, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/15/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Larry W. Tidwell and Ellen M. Tidwell	new owner	
(NAME)	(NAME)	**142-05-0D-049.00-CO**
7766 100 Hwy		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **TENNESCO, INC.,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **LARRY W. TIDWELL AND ELLEN M. TIDWELL, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Being unit L-401, River Plantation condominium apartments, Phase one, Section Four as shown on plat of record in plat book 4860, page(s) 17 through 19, Inclusive, as established under Master Deed of record in Book 4892, Page 440, amended in Book 4956, Page 756 and Instrument no. 20050128-0010626 and Instrument no. 20050602-0062760, in the register's office for Davidson county, Tennessee to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Sherrill L. Burns by Warranty deed from Bobbie J. Winstead of record in Instrument No. 20111011-0078874 Register's Office for Davidson County, Tennessee, dated September 19, 2011 and recorded on October 11, 2011.

Being the same property conveyed to Tennesco, Inc. by Substitute Trustee's deed from Duane W. Devault, Substitute Trustee of record in Instrument No. 20141223-0117399 Register's Office for Davidson County, Tennessee, dated December 16, 2014 and recorded on December 23, 2014.

This conveyance is subject to:

- Taxes for the year 2015 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4860, Page (s) 17 through 19, Inclusive, Register's Office for Davidson County, Tennessee.
- All matters shown on the Plan of record in Book 4675, page 127, Register's Office for Davidson County, Tennessee.
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of River Plantation Condominiumsof record in Book 4892, Page 440, amended in Book 4956, page 756 amended in Instrument 20050128-0010626 and Instrument 20050602-0062760, Register's Office for Davidson County, Tennessee.
- By-Laws in Book 4892, page 456, Register's Office for Davidson County, Tennessee.
- Charter for River Plantation Section Four Condominiums Homeowners' Association, Inc. in Instrument 200504150042394, Register's Office for Davidson County, Tennessee.
- TVA Line Easement in Book 2274, page 547, Book 2277, page 619 and Book 3028, page 605, Registers' Office for Davidson County, Tennessee. (affects common area only)
- Easement for fuel line of record in Book 7776, Page 934, Register's Office for Davidson County.
- Easement of record in Book 3770, page 6, Register's Office for Davidson County, Tennessee.
- Any inclusion of or deficiency in the description of the parking unit, and/or carport, and/or storage unit referred to in the description of the document vesting title to the insured in the land, the failure of said

description to adequately identify the location of said parking unit, and/or carport, and/or storage unit, or any claim thereof

- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **975 Todd Preis Drive , Nashville, Tennessee 37221**.

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 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 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 the 20th DAY OF MARCH, 2015.

Tennesco, Inc.

BY:_____
John Gleaves
Authorized agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared John Gleaves, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Authorized Agent of Tennesco, Inc., the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Authorized Agent.

Witness my hand and official seal, at office, this 20th day of March, 2015.

_____
Notary Public

My Commission Expires: _____

RACHEL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-15-2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212