THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 15033386**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $229,550.00. Affiant Subscribed and sworn to before me, this 24th day of March, 2015. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20150022537 DEEDWARR
Recvd: 03/27/15 11:30 2 pgs
Fees:13.00 Taxes:849.34
20150327-0026589

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Amanda L Tidmore 1704 Litton Ave Nashville TN 37216	New Owner 2023 Traemore Village Dr, Nashville, TN, 37209	Tax Parcel ID No. 07212021000

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nancy L. Chick, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Amanda L. Tidmore, unmarried**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 108 on the Plan of Riverside Drive Subdivision of record in Plat Book 974, Page 60 and 61, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 108 fronts 50 feet on the southerly side of Litton Avenue and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Nancy L. Chick by warranty deed from Michael K. Hester, unmarried of record in Instrument No. 20120709-0059979 Register's Office for Davidson County, Tennessee, dated 06/11/2012 and recorded on 07/09/2012.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

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 974, Page 60 and 61, Register's Office for Davidson County, Tennessee.

This is improved property located at 1704 Litton Ave Nashville TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said

real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23 day of March, 2015.

March 23, 2015

Nancy L. Chick

STATE OF ~~COUNTY OF~~ City & Province of Alberta)
City & County) ss.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, Nancy L. Chick, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23 day of March, 2015.

Notary Public
My Commission Expires: N/A

JANET WRESCHNER
Barrister, Solicitor, Notary Public
in and for the Province of Alberta