BILL GARRETT, Davidson County
Trans:T20150048104 DEEDWARR
Recvd: 06/17/15 09:48 2 pgs
Fees:13.00 Taxes:247.90
20150617-0057593

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $67,000.00.

Affiant

Subscribed and sworn to before me, this 11th day of June, 2015.

Notary Public

My commission expires: 09/10/2018

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Joshua C. Wilson	Joshua C. Wilson	**04405004700**
313 Keeton Avenue	P. O. Box 140371	
Old Hickory, TN 37138	Nashville, TN 37214	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Shirley Sue Tidwell, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joshua C. Wilson

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 Lot No. 39 on the Plan of Scenic View Subdivision of in the 4th Civil District of Davidson County, Tennessee, according to an unrecorded plan prepared by W.W. Turner Co. Engineers on August 20, 1948, but not of record, said lot is more particularly described as follows: starting with a concrete monument at the west end of the return at the northwest corner of the intersection of Keeton Avenue with a 50 feet dedication for a street, and running thence in a northwesterly direction along the northerly margin of Keeton Avenue a distance of 458.8 feet to an iron pin in the common corner along lots 39 and 40 and the point of beginning and running thence the following courses and distances:

In a northwesterly direction along the northerly margin of Keeton Avenue 97.0 feet to the common corner between lots 38 and 39; thence in a northeasterly direction along the common line between lots 38 and 39 for a distance of 143.2 feet to an iron pin located in the southerly margin of the H.E. Richardson's property; thence South 46 degrees 31 minutes East along the Richardson's property 97.0 feet to an iron pin; thence in a southwesterly direction along the common line between lots 39 and 40 for a distance of 144.2 feet to an iron pin and to the point of beginning.

Being the same property conveyed to Shirley Sue Tidwell by warranty deed from Richard W. Allen and wife, Bonnie Gilbert Allen of record in Book 10116, page 630, Register's Office for Davidson County, Tennessee, dated 07/03/1996 and recorded on 07/10/1996.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved (X) unimproved ( ) property known as 313 Keeton Avenue Old Hickory, TN 37138.

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 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 11th day of June, 2015.

Shirley Sue Tidwell

Shirley Sue Tidwell

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, a Notary Public of said County and State, Shirley Sue Tidwell the within named grantors, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of June, 2015.

Notary Public

My Commission Expires: 5-20-19

JESSICA GRAHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File #: **415097**
RECORD & RETURN TO:
Solomon \ Parks Title & Escrow, LLC
8119 ISABELLA LANE, SUITE 105
BRENTWOOD, TN 37027