(1) DGSR Box 44

THIS INSTRUMENT PREPARED BY:
DAVID A. CHILDRESS, P.C.
ATTORNEY AT LAW
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
(615) 386-9235

BILL GARRETT, Davidson County
Trans:T20150048835 DEEDWARR
Recvd: 06/18/15 15:42 3 pgs
Fees:18.00 Taxes:1480.00
20150618-0058540

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $400,000.

Katherine E. Formosa
AFFIANT

Subscribed and sworn to before me this 12 day of June, 2015.

Notary Public
My Commission Expires:

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 2, 2018

Address New Owner(s) Send Tax Bills To: As Follows:

Katherine Formosa, et ux
843 Belton Drive
Nashville, TN 37205

Pinnacle Bank
150 3rd Ave. S, #800
Nashville, TN 37201

Map-Parcel Numbers

115-02-0-050.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the undersigned, **KAREN A. TIDWELL, a married person** (herein referred to as "Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto **KATHERINE FORMOSA** and husband, **OLEG OVCHINNIKOV** (herein referred to as "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land located in **Davidson** County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 1, as shown on the map entitled the Plan of Resubdivision of Lot No. 348, Brooke Meade, Section 9, of record in Plat Book 5190, Page 104, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to George Maury Tidwell, Jr. and George Maury Tidwell, Sr., by deed from DeWayne Douglas et ux Wanda Diane Douglas, of record in Book 5291, Page 219, dated May 26, 1978, said Register's Office. The said George Maury Tidwell, Sr. having since died testate devised his interest to George Maury Tidwell, Jr. of record in Will Book 154, Page 367 in the Seventh Circuit Court (Probate Division) for Davidson County, Tennessee. The said George Maury Tidwell, Jr. having since died intestate on or about May 21, 1998 leaving his interest to his Heirs-at-Law For further reference see Affidavit of Heirship of record in Instrument No. 20150618-0058538, said Register's Office.

Being a portion of the property conveyed to Karen A. Tidwell, by Quitclaim deed from Brandon Maury Tidwell and Kristen Anne Tidwell, of record in Instrument #20060505-0052369, dated April 25, 2006, said Register's Office.

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 right of ways for public utilities that appear in the appropriate public record.

1. General or special taxes and assessments required to be paid in the year 2015 (which have been prorated and assumed by Grantees) and subsequent years.

2. Matters shown on the Plan of record in Plat Book 5190, Page 104, said Register's Office.

3. Encroachment onto adjoining Lot 2 of aggregate concrete patio, steps and walkway.

BEING improved property, known as 543 Belton Drive, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEES, GRANTEES' heirs and assigns, forever; and GRANTOR does covenant with the said GRANTEES that GRANTOR is lawfully seized and possessed of said land in fee simple; has a good right to convey it; and the same is unencumbered, unless otherwise herein set forth. GRANTOR does further covenant and bind herself, her heirs and/or assigns, to warrant and forever defend the title to said land to the said GRANTEES, their heirs and/or assigns, against the lawful claims of all persons whomsoever.

William Alan Cooper, spouse of Karen A. Tidwell, joins in this conveyance to transfer any martial interest he may have in this property.

IN WITNESS WHEREOF, the undersigned have executed this instrument this 17 day of June, 2015.

Karen A Tidwell
KAREN A. TIDWELL

William Alan Cooper
WILLIAM ALAN COOPER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainors, **Karen A. Tidwell** and husband, **William Alan Cooper,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they each executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 17 day of June, 2015.

Dave A. Childress
Notary Public

My Commission Expires: 7/6/2015

DAVID A. CHILDRESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 6, 2015