6

BILL GARRETT, Davidson County
Trans:T20150100651 DEEDWARR
Recvd: 11/25/15 15:16 2 pgs
Fees:13.00 Taxes:723.35
20151125-0119959

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF NOVEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 5/8/17

(AFFIX SEAL)

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Larry W. Tidwell and Ellen M. Tidwell	Larry W. Tidwell and Ellen M. Tidwell	142050A004.00
(NAME)	(NAME)	
107 Plantation Court	7766 100 Hwy	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Mary Kate Summar,** hereinafter called the GRANTORS, 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 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 Unit No. A-4, together with Carport A-4-C, on the plan of RIVER PLANTATION, SECTION 2, Condominium Apartments of record in Plat Book 4460, Pages 136-137, Register's Office for said County and being further established by the Master Deed of record in Book 4661, Page 334 and amended and restated in Instrument No. 20120828-0077603, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarent and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Mary Kate Summar by deed dated July 26, 2013 from Samuel J. Ramage, Executor of the Estate of Katherine Ramage Love of record in Instrument No. 20130730-0078948, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 107 Plantation Court, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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. 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 hands this 23rd day of November, 2015,

Mary Kate Summar

State of Tennessee
County of Davidson

Personally appeared before me Mary Kate Summar, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 23rd day of November, 2015.

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Notary Public I. Dyke Tatum
My Commission Expires: May 08, 2017

File No.: 15-107plantation