WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160020233 DEEDWARR
Recvd: 03/11/16 13:44 2 pgs
Fees: 13.00 Taxes: 758.50
20160311-0023556

P-BR-16-3306-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00.

Matthew K Meulemans
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF MARCH, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/20/19
(AFFIX SEAL)

NATHAN KEITH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

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)
Matthew K. Meulemans	**Gardner Financial Services LTD**	
(NAME) **3306 Long Boulevard**	(NAME) **3503 Paesanos Parkway**	**104-06-0F-001.00-CO**
(ADDRESS) **Nashville, TN 37203-1011**	(ADDRESS) **San Antonio, TX 78231**	
(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 **GREGORY A. TIDWELL AND LOIS SMITH-TIDWELL, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MATTHEW K. MEULEMANS, UNMARRIED,** 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:

A Certain Condominium Apartment in Davidson County, Tennessee, being Unit No. A-1 on the plan of Longview Apartments, of record in Book 6200, Page 95, as amended in Book 6200, Page 101, and as established by Master Deed of Record in Book 6290, Page 125, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Gregory A. Tidwell by Warranty deed from Patricia J. Haggard of record in Instrument No. 20060726-0089803 Register's Office for Davidson County, Tennessee, dated July 17, 2006 and recorded on July 26, 2006.

Lois Smith-Tidwell joins herein to convey any and all marital interest she may have in the above-described property.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent.
- Plan of record in Plat Book 6200, Page 95 and amended in Book 6200, Page 101, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Longview Condominiumsof record in Book 6290, Page 125, amended in Book 6359, page 510, Book 6365, page 587, and Book 10215, page 26, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 6290, Page 159, in the Register's Office for Davidson County, Tennessee.
- Sewer Easement of record in Book 2270, Page 206, in the Register's Office for Davidson County, Tennessee.
- Landscaping Easement in Master Deed of record in Book 6290, Page 158, in the Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Book 6303, Page 129, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3306 Long Boulevard , Nashville, Tennessee 37203-1011**.

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 9th DAY OF MARCH, 2016.

Gregory A. Tidwell

Lois Smith-Tidwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GREGORY A. TIDWELL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of March, 2016.

Notary Public
My Commission Expires
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LOIS SMITH-TIDWELL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of March, 2016.

Notary Public
My Commission Expires
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

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