STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $295,900.00.

Zach Wright
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 8th day of April, 2016.

Susan Frensley Newton
NOTARY PUBLIC

My commission expires: 9-11-17

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: SEPTEMBER 11, 2017

BILL GARRETT, Davidson County
Trans:T20160029646 DEEDWARR
Recvd: 04/12/16 12:17 2 pgs
Fees:13.00 Taxes:1094.83
20160412-0034971

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Luis E. Reyes and Kimberly N. Reyes	Lending Hand Mortgage	064080A08400CO
(NAME)	(NAME)	
2117 Remington Park Road	116 East Cedar Street	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Goodlettsville, TN 37072	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Robert L. Tidwell and Amanda S. Tidwell, husband and wife,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Luis E. Reyes and Kimberly N. Reyes, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 46 on the plan of Section Three, Merritt Downs, of record in Instrument No. 20040629-0076758, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Robert L. Tidwell and Amanda S. Tidwell, husband and wife by deed from Tan Hoanh Nguyen, unmarried, of record in Instrument No. 20140310-0019768, Register's Office of Davidson County, Tennessee.

This property is __unimproved _X_improved property known as: 2117 Remington Park Road, Old Hickory, TN 37138.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where

the real property is situated, including, but not limited to:

Matters shown on the Plan of record in Plat Instrument No. 20040629-0076758, Register's Office of Davidson County, Tennessee, including, but not limited to any building setback lines and/or easements lying within the lot(s) described.
Subject to Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20010702-0069864, amended in Instrument No. 20040716-0085315, said Register's Office.
Subject to By-Laws of record in Instrument No. 20010608-0060786, said Register's Office.
Subject to Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Instrument No. 20001208-0121300, said Register's Office.
Subject to Stormwater Detention Agreement of record in Instrument No. 200101190006024, said Register's Office.
Subject to QCD to the HOA of record in Instrument No. 20040716-0085316, said Register's Office.
Subject to Charter for the HOA of record in Instrument No. 200106080060785 and restated in Instrument No. 20011127-0129417, said Register's Office.

Witness our hands this 8th day of April, 2016.

Robert L. Tidwell

Amanda S. Tidwell

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert L. Tidwell and Amanda S. Tidwell, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th day of April, 2016.

Tammy Duncan

Notary Public
My Commission Expires: 4/17/19

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122