(1)

BILL GARRETT, Davidson County
Trans:T20160039192 DEEDWARR
Recvd: 05/11/16 10:11 2 pgs
Fees:13.00 Taxes:1095.20
20160511-0046712

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $296,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of April, 2016.

Notary Public

My commission expires: 3/20/2018

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires March 20, 2018

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Thomas M. Beck and Amanda Beck	~~Thomas M. Beck and Amanda Beck~~ F&M Bank	142-02-0-265.00
512 Saddle Drive	~~512 Saddle Drive~~ 10 Cadillac Dr., Suite 100	
Nashville, TN 37221-1905	~~Nashville, TN 37221-1905~~ Brentwood, TN 37027	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Greer C. Tidwell, Sr., married

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Thomas M. Beck and Amanda Beck, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 295 on the Plan of Walnut Hill Manor, Section 1 of record in Plat Book 4460, Page 108, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 295 fronts 100 feet on the Westerly margin of Saddle Drive and extends back between lines measuring 191.3 feet on the Northerly side and 212.5 feet on the Southerly side to a dead line in the rear on which it measures 102.24 feet.

Being the same property conveyed to Peter E. Lynch and wife, Susan L. Lynch by Quitclaim deed from C. P. Lynch and wife, Margaret C. Lynch of record in Book 7355, page 297, Register's Office for Davidson County, Tennessee, dated September 17, 1987 and recorded on September 17, 1987.

Being the same property conveyed to Greer C. Tidwell, Sr. by Quitclaim deed from Susan L. Lynch, a widow of record in Instrument No. 20150430-0038748 Register's Office for Davidson County, Tennessee, dated April 28, 2015 and recorded on April 30, 2015.

This is **X** improved ☐ unimproved property known as **512 Saddle Drive, Nashville, TN 37221-1905.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 29th day of April, 2016.

Greer C. Tidwell, Sr.
Greer C. Tidwell,, Sr.

Claudette B Tidwell
Claudette B. Tidwell

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, Greer C. Tidwell,, Sr. and Claudette B. Tidwell, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 29th day of April, 2016.

Notary Public
My Commission Expires: 4-27-19

GREGORY D. TADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY