LAWYER'S ESCROW SERVICE, INC.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215

BILL GARRETT, Davidson County
Trans:T20160061875 DEEDWARR
Recvd: 07/19/16 10:01 2 pgs
Fees:13.00 Taxes:1206.20
20160719-0074038

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $326,000.

Affiant Terrie Lee Tidwell, Trustee for the Anna M Bearden Trust Dated February 27, 2013

MICHAEL D'ALESSANDRO
Notary Public - State of Florida
Commission # GG 004487
My Comm. Expires Jun 27, 2020
Bonded through National Notary Assn.

Subscribed and sworn before me this the 15th day of July, 2016.

Notary Public
My commission expires: June 27, 2020

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Manuel A. Cruz 2207 Pinewood Rd Nashville, TN 37216-3409	SWBC Mortgage PO Box 11733 Newark, NJ 07101-4733	072-12-0-088.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, TERRIE LEE TIDWELL, TRUSTEE OF THE ANNA M. BEARDEN TRUST DATED FEBRUARY 27, 2013, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MANUEL A. CRUZ AND BETH T. CRUZ, husband and wife, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 60 on the Plan of Dalewood, Section I of record in Plat Book 1424, 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. 60 fronts 74.9 feet on the Easterly side of Pinewood Road and runs back 141.6 feet on the Northerly line and 141.1 feet on the Southerly line to a dead line, measuring 82 feet thereon. Being the same property conveyed to Terrie Lee Tidwell, Trustee of the Anna M. Bearden Trust dated February 27, 2013 by Quitclaim Deed from Anna M. Bearden by and through her attorney in fact, Terrie Lee Tidwell of record in Instrument No. 20130422-0039768 Register's Office for Davidson County, Tennessee, dated April 22, 2013 and recorded on April 22, 2013. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 2207 Pinewood Rd Nashville, Tennessee 372163409.

Subject to all Easements and Restrictions of record.

THIS IS _X_ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 2207 Pinewood Rd, Nashville, TN 37216-3409.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 15th day of July, 2016.

Terri Lee Tidwell, Trustee of the Anna M Bearden Trust Dated February 27, 2013
Terrie Lee Tidwell, Trustee of the Anna M. Bearden Trust

STATE OF Florida
COUNTY OF Marion

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Terri Lee Tidwell, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the Trustee of the within named bargainor, an Irrevocable Trust, and that she, as such Trustee, executed the foregoing instrument for the purposes therein contained by signing the name of the Anna M. Bearden Trust by the said Terrie Lee Tidwell as such Trustee.

Witness my hand and official seal this 15 day of July, 2016.

My Commission Expires: June 27, 2020

Notary Public

MICHAEL D'ALESSANDRO
Notary Public - State of Florida
Commission # GG 004487
My Comm. Expires Jun 27, 2020
Bonded through National Notary Assn.