BILL GARRETT, Davidson County
Trans:T20160102380 DEEDWARR
Recvd: 11/18/16 14:21 2 pgs
Fees:13.00 Taxes:882.45
20161118-0122054

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 $238,500.00.

Affiant

Subscribed and sworn before me this the 14th day of November, 2016.

Notary Public
My commission expires: 7/3/2017

Julie Hamilton
State of Tennessee Notary Public
Davidson County

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Mark England 201 Northside Drive Madison, TN 37115-2221	Mark England 2301 Marsha Dr. Madison, TN 37115	026-15-0-027.00

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, JOLENE TIDWELL, A SINGLE WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MARK ENGLAND AND CAROL ENGLAND, 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. 7 on the Plan of Section One, North Hill Estates of record in Plat Book 3300, Page 18, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John D. Tidwell and wife, Jolene Tidwell by Warranty deed from Thomas S. Burnette, Jr., and wife Mary C. Burnette of record in Book 4819, page 166, Register's Office for Davidson County, Tennessee, dated May 23, 1974 and recorded on May 28, 1974.

The said John D. Tidwell having since died vesting fee simple title unto his wife, Jolene Tidwell.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 201 Northside Drive, Madison, TN 37115-2221.

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.

J. T.

Witness my hand this the 14th day of November, 2016.

Jolene Tidwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jolene Tidwell, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of November, 2016.

My commission expires: 9/10/18

Notary Public

