NEW OWNER:

Garrett G. Lidwin
Hillary Lidwin
3276 Cain Harbor Drive
Nashville, TN 37214

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 16-1082

Map 062, Group 02-0-A, Parcel 310.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans: T20170003627 DEEDWARR
Recvd: 01/13/17 10:12 3 pgs
Fees: 18.00 Taxes: 777.00

20170113-0004143

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Ten Thousand and 00/100 Dollars ($210,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **BENJAMIN H. DRAWDY, III, married, AND MARIA HAYCRAFT, married,** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **GARRETT G. LIDWIN AND HILLARY LIDWIN, husband and wife,** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 275 on the plan of River Trace Estates Phase 2 - Section 6, and of record in Instrument No. 20010605-0058138, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Benjamin H. Drawdy, III, a single man, by Warranty Deed from Kristi Hargrove and Robert G. Hargrove, wife and husband, dated April 7, 2006, and of record in Instrument No. 20060412-0042217, Register's Office for Davidson County, Tennessee. Benjamin H. Drawdy, III is one and the same as Benjamin Drawdy. See Divorce Decree Order Docket No 09D-1047, Davidson County. Said property is not the principal residence of grantors, nor is it the principal residence of any spouse of grantors. Maria Drawdy is now known as Maria Haycraft, and joins in this conveyance for any martial interest she had in said property.

This is IMPROVED property known as 3276 Cain Harbor Drive, Nashville, Tennessee 37214.

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

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 12th day of **January, 2017**.

Benjamin H Drawdy III attorney-in-fact

BENJAMIN H. DRAWDY, III, by Maria Haycraft, attorney in fact, pursuant to Power of Attorney being recorded concurrently herewith.

MARIA DRAWDY n/k/a Maria Haycraft

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, MARIA DRAWDY N/K/A MARIA HAYCRAFT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 12th day of January, 2017.

NOTARY PUBLIC

My commission expires: 5-30-17

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, MARIA HAYCRAFT, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who acknowledged that he executed the within instrument on behalf of, and as attorney-in-fact for, BENJAMIN H. DRAWDY, III, the within named bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office this 12th day of **January, 2017**.

NOTARY PUBLIC

My commission expires: 5-30-17

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **210,000.00** .

AFFIANT

Sworn to and subscribed to before me this 12 day of **January, 2017**.

NOTARY PUBLIC

My commission expires: 3/20/18

TAMMY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY