Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $236,900.00.

Affiant

Subscribed and sworn to before me, this 17th day of February, 2017.

Notary Public
My commission expires: 8/11/20

JULIE DYER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Davidson County DEEDWARR
Recvd: 02/23/17 09:44 3 pgs
Fees:18.00 Taxes:876.53
20170223-0018099

02-1701-50120

Address of New Owner:	Send Tax Bills to:	Tax Information:
Sharon L. Groff	Pinnacle Bank	142-07-0-F-037.00-CO
7252 Highway 70 South # 904	150 3rd South ste. 900	
Nashville TN 37221	Nashville, TN 37201	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Wendy Tidwell, a single person**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Sharon L. Groff, single woman**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 37, Unit No. 904, together with the appurtenant interest in the common elements of Bellevue Commons Townhomes, a horizontal property regime established by Master Deed, of record in Instrument No. 20000720-0071772; re-recorded in Instrument No. 20000828-0084760; as amended in Instrument No. 20060824-0104869, Register's Office for said County, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the aforementioned Master Deed, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Wendy Tidwell Howell and Marie D. Kruse by deed from Jack L. Bridges and wife, Barbara J. Bridges, dated July 17, 2012, recorded July 23, 2012, of record in Instrument No. 20120723-0064402, Register's Office for Davidson County, Tennessee. The said Marie D. Kruse having since died.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 7252 Highway 70 South # 904, Nashville, TN 37221.

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 17th day of February, 2017.

Wendy Tidwell

Wendy Tidwell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Wendy 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 in Brentwood, TN, this 17th day of February, 2017.

State of Tennessee Notary

My Commission expires: 8/11/20

JULIE DYESS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

True Copy Certification

I, Evelyn Watkins, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Rex Chamberlain, a notary public for this county and state, Evelyn Watkins who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6-22-20

{Notary' Seal}

