WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170027240 DEEDWARR
Recvd: 03/31/17 10:41 2 pgs
Fees:13.00 Taxes:899.10
20170331-0031497

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $243,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th day of March 2017

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Christopher A. Scruggs-Davies and Katherine J. Looney	NEW OWNER	104 01 0 055.00
(NAME) 307 Chamberlin St.	(NAME) P.O. BOX 128231	
(ADDRESS) Nashville, TN 37209	(ADDRESS) NASHVILLE, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Forty-Three Thousand And No/100 Dollars ($243,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Brent M. Tidwell and Alicia C. Tidwell, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Christopher A. Scruggs-Davies and Katherine J. Looney, husband and wife,** hereinafter called the Grantees, their heirs 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. 21 of Block 27 on the Plan of the Map of Subdivision of Plummer Place and part of Blocks Nos. 3 & 8 & 13 & 18 & 23 in Charlotte Park 2nd Addition to Nashville, of record in Plat Book 161, page 39, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Brent M. Tidwell and Alicia C. Tidwell, husband and wife by Warranty Deed from Mark T. Forrester, joined by his spouse, Mary Catherine Forrester dated August 30, 2013 and recorded September 9, 2013 as Instrument No. 20130909-0094942, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐

This is improved ☒ property, known as 307 Chamberlin St., Nashville, TN 37209

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 and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 28th day of March, 2017.

Brent M. Tidwell

Alicia C. Tidwell

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Brent M. Tidwell and Alicia C. Tidwell, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of March, 2017.

Notary Public

My Commission Expires: September 7, 2020

(SEAL)

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 7, 2020

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