Davidson County	DEEDWARR
Recvd: 06/05/17 09:07	2 pgs
Fees:13.00 Taxes:740.00	
20170605-0055562	

WARRANTY DEED

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires March 6, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,999.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of June, 2017

Notary Public

MY COMMISSION EXPIRES: 3/6/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Larry W. Tidwell and Ellen M. Tidwell	Larry W. Tidwell and Ellen M. Tidwell	142 05 0B 107.00
(NAME)	(NAME)	
8300 Sawyer Brown Rd., Unit S304	Sawyer Brown Rd., Unit 5304	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Ninety-Nine Thousand Nine Hundred Ninety-Nine And No/100 Dollars ($199,999.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Robert L. White and wife, Cynthia Diane White**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Larry W. Tidwell and Ellen M. Tidwell, 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 Unit No. S-304, together with the carport designated S-304 C, on the Plan of River Plantation, Section Three, of record in Book 4675, Page 102,103, 104 and 105, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert L. White and wife, Cynthia Diane White by Warranty Deed from Karen Roberts Hanna n/k/a Karen R. H. Jenkins, married dated March 24, 2004 and recorded March 31, 2004 in Instrument No. 20040331-0036120, in said Register's Office for Davidson County, Tennessee. *This deed is being re-recorded June 2, 2004 as Instrument No. 20040602-0064820, Tennessee to correct legal description.*

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.

File Number: MFR-172877SSO

unimproved ☐

This is improved ☒ property, known as 8300 Sawyer Brown Rd., Unit S304, 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 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 1st day of June, 2017.

Robert L. White

Cynthia Diane White

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 Robert L. White and wife, Cynthia Diane White, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of June, 2017.

Notary Public

My Commission Expires: 3/6/18

(SEAL)

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires March 6, 2018

True Copy Certification

I Shelly M Smith, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Shelly M. Smith

State of Tennessee/County of Williamson SS:

Personally appeared before me, Rebecca Kroger, a notary public for this County and State, Shelly M Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Kroger
Commission Expires: 9-22-20

REBECCA KROGER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY