THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 170712827** Bill Garrett Davidson County Batch# 6535 **DEEDWARR** 10/02/2017 02:54:30 PM 2 pgs Fees: $13.00 Taxes: $1,776.00 20171002-0100762	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $480,000.00. Affiant Subscribed and sworn to before me, this 15th day of September, 2017. Notary Public My Commission Expires:

TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Jason Tidwell 167 Antioch Pike Nashville, TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 116-16-0-085.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John W. Johnson, III, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Clay Tate, married and Jason Tidwell, married as tenants in common**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Part 1 - Wallace Subdivision of record in Plat Book 1424, Page 16, 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 W. Johnson, III by Warranty deed from James C. Hundley, Trustees and wife, Rubye L. Hundley, Trustee of record in Book 10272, page 966, Register's Office for Davidson County, Tennessee, dated November 27, 1996 and recorded on November 27, 1996.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 1424, Page 16, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 1303, Page 55, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 4012 Estes Road Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of September, 2017.

John W. Johnson, III

STATE OF Georgia)
COUNTY OF Troup)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John W. Johnson, III, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of Septem[illegible], 2017.

Rebecca S. Looser
Notary Public
My Commission Expires: 8/14/2021

REBECCA S. LOOSER NOTARY PUBLIC TROUP COUNTY, GA