This Instrument Prepared by:
Joseph M. Barrett, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
10200 Ramsey Way
Dickson, TN 37055
CHIC 18965

Bill Garrett Davidson County
Batch# 8711 DEEDWARR
10/05/2017 09:01:55 AM 3 pgs
Fees: $18.00 Taxes: $906.50
20171005-0102171

EXECUTOR'S DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED FORTY FIVE THOUSAND AND 00/100 ($245,000.00) DOLLARS, cash in hand paid by LARRY TIDWELL and wife, ELLEN TIDWELL, receipt of which is hereby acknowledged, I, LINDA SPRINGER, Executor of the ESTATE OF DOROTHY L. BLAZEVICH, acting under and by virtue of the authority vested in me by the terms of the Last Will and Testament of DOROTHY L. BLAZEVICH, deceased, of record in Docket No 16-P-225, in the Office of the Probate Court of Davidson County, Tennessee, and by the provisions of said Last Will and Testament, have bargained and sold, and by these presents do transfer and convey unto LARRY TIDWELL and wife, ELLEN TIDWELL, their heirs and assigns, a certain tract or parcel of land as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. P-402 together with the carport designated P-402-C on the plan of River Plantation Section Four Phase One, of record in Book 4675, Page 127 and Book 4860, pages 17, 18 and 19, in the Register's Office for Davidson County, which plan and record are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Patricia W. Brooks Frederikson and husband, Rand T. Frederikson by Warranty Deed from Dorothy L. Blazevich, dated August 23, 1989, of record in Deed Book 7922, Page 495, in the Register's Office of Davidson County, Tennessee. Also being the same property devised to Linda Springer by the Last Will and Testament of Dorothy L. Blazevich, deceased. Said Will was filed for Probate on February 5, 2016 in Docket No. 16-P-225, in the Office of the County Court Clerk for Davidson County, Tennessee.

This conveyance is subject to the right of way of Todd Preis Drive.

This conveyance is subject to all matters shown on Plat of record in Deed Book 4860, Page 16 and 17,in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a Grant of Service Line or Fuel Line Easement in favor of Nashville Gas Company, a TN Corporation, of record in Book 7776, Page 934, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a Grant of Easement in favor of the Harpeth Valley Utility District, of record in Book 3770, Page 6, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to Master Deed Establishing a Horizontal Property Regime of River Plantation Section Four, of record in Book 4892, Page 440, and Amended in Book 4956, page 756, and in Instrument #20050128-0010626, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to By-Laws of River Plantation Section Four (A Condominium), of record in Book 4892 and 456 and Supplement/Amendment to the

Master Deed of River Plantation (Section 4) and the By-Laws of the River Plantation Condominiums Section Four Homeowner's Association Inc., Instrument #20050602-0062760, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to Charter-River Plantation Section Four Condominiums Homeowner's Association, Instrument #20050415-0042394, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said LARRY TIDWELL and wife, ELLEN TIDWELL, their heirs and assigns, forever. And I do covenant with the said LARRY TIDWELL and wife, ELLEN TIDWELL that as such Executor I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unincumbered except for 2017 Davidson County property taxes which have been prorated and will be paid by Grantees. And I do further covenant and bind myself, my successors and representatives, that as such Executor, but not further or otherwise, I will warrant and forever defend the title to said land to the said LARRY TIDWELL and wife, ELLEN TIDWELL, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND on this 29th day of September, 2017.

ESTATE OF DOROTHY L. BLAZEVICH

BY: Linda Faye Springer
Linda Springer, Executor

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, LINDA SPRINGER, Executor of the ESTATE OF DOROTHY L. BLAZEVICH, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 29th day of September, 2017.

NOTARY PUBLIC

My Commission Expires: _____

JORDAN B. OSBORN
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMM. EXPIRES
02/27/2021
COUNTY OF DICKSON

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $245,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 29th day of September, 2017.

NOTARY PUBLIC

My Commission Expires: _____

JORDAN B. OSBORN
MY COMM. EXPIRES
STATE OF TENNESSEE NOTARY PUBLIC
02.27.2021
COUNTY OF DICKSON

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Parcel ID:142 05 OD 032.00

ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
Mr. and Mrs. LARRY TIDWELL
925 Todd Pries Drive
Nashville, TN 37221