Bill Garrett Davidson County
Batch# 27359 DEEDWARR
11/17/2017 11:30:35 AM 2 pgs
Fees: $13.00 Taxes: $845.45
20171117-0118291

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Lauren C. Tidwell
7846 Heaton Way
Nashville, TN 37211

SEND TAX BILL TO:

new owners

MAP	**173-09**
GROUP	**A**
PARCEL	**348.00co**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Bryn E. White, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Lauren C. Tidwell, an unmarried person and Ava L. Tidwell and Jassen C. Tidwell, wife and husband, as tenants in common with right of survivorship**, hereinafter called the GRANTEES, her 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. 351 on the Plan of Resubdivision of Lots 220 & 351 through 355, Phase Four, Lenox Village, as shown by plat and survey of record in Instrument No. 20050113-0004928, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description. and Certificate of Correction in Instrument No. 20050203-0012996

Being the same property conveyed to Bryn E. White, unmarried by deed of record in Instrument no. 20160502-0042995, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2017 and subsequent years.

This is **improved** property known as **7846 Heaton Way, Nashville, Tennessee 37211.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns , forever, and,

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-VESB-17-7896

GRANTOR does covenants with the said GRANTEE that she is 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, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 the **10th** day of **November, 2016.**

Bryn E. White
by: Thomas I. Bottorff, Attorney in Fact

Bryn E. White, by Thomas I. Bottorff, as attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Thomas I. Bottorff**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Attorney in Fact for **Bryn E. White, the bargainor,** and as Attorney in fact he executed the within Warranty Deed by signing the name of **Bryn E. White** as her free act and deed for the purposes therein contained.

WITNESS my hand and official seal this 10th day of November, 2016.

Mary Joe Hartz
NOTARY PUBLIC

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: SEPTEMBER 7, 2020

My Commission Expires: 9/7/2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $228,500.00.

AFFIANT

Subscribed and sworn to before me on this 10th day of November, 2016.

NOTARY PUBLIC

My Commission Expires: 7/6/2020

KATHERINE VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

#17-9225