Bill Garrett Davidson County
Batch# 127991 DEEDWARR
08/13/2018 10:40:30 AM 2 pgs
Fees: $13.00 Taxes: $470.27
20180813-0079559

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $127,100.00.

Affiant

Subscribed and sworn to before me this 9th day of August, 2018.

Notary Public
My Commission expires: 7/8/19 (Affix Seal)

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY

Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
The 200 Stirton Trust	SAME	119-02-0-072.00
P.O. Box 160772		
Nashville, TN 37216		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Richard D. Tidwell and wife, Shelia A. Tidwell**, (erroniously spelled as Sheilia Tidwell on prior deed) hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Emmy Hendrick, as Trustee for The 200 Stirton Trust**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 30 on the Map of Cunningham Heights as of record in Book 2331, page 76, Register's Office for Davidson County, Tennessee.

Said Lot No. 30 fronts 86.77 feet on the north side of Stratton Road and runs back 184 feet on the west line and 189.08 feet on the east line to a dead line in the rear on which it measures 65.10 feet.

Being the same property conveyed to Richard D. Tidwell and Sheilia A. Tidwell, married, by deed from Estate of Bessie Cooper, on October 1, 1998, of record in Book 11151, page 63, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

Subject to all matters as shown on the Plan of record in Book 2331, page 76, Register's Office Davidson County, Tennessee.

This is improved property known as: **200 Stirton Road, Nashville, TN 37210**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 August 9, 2018.

Richard D. Tidwell

Shelia A. Tidwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Richard D. Tidwell and Shelia A. Tidwell** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 9, 2018

My commission expires 7/8/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, **Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered** for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-3-2021

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.