Karen Y Johnson Davidson County
Batch# 151252 DEEDWARR
10/15/2018 08:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,193.25
20181015-0101627

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $322,500.00.

Tiffany Boyd Harris
Affiant

Subscribed and sworn to before me, this 11th day of October, 2018.

Notary Public
My commission expires: 8/11/2020

JULIE DYESS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY
My Commission Expires 08-11-2020

02-1808-50474

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Tiffany Boyd Harris 7064 Bridgeport Drive Nashville TN 37221	New Owner	126-16-0-A-248.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Darren M. Tidwell and wife, Amy Leathers Tidwell**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Tiffany Boyd Harris and Brian Harris, wife and husband**, hereinafter called the Grantees, their successors 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. 400, on the Plan of Final Plat, Riverwalk, Phase 2A, Section 1, of record in Instrument No. 20031014-0151989, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Darren M. Tidwell and wife, Amy Leathers Tidwell by deed from Debora I. Pierce and husband, Mark Pierce, dated April 16, 2014, recorded April 22, 2014, of record in Instrument No. 20140422-0033375, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 7064 Bridgeport Drive, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 11th day of October, 2018.

Darren M. Tidwell

Amy Leathers Tidwell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Darren M. Tidwell and Amy Leathers Tidwell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 11th day of October, 2018.

Notary Public

My Commission expires: 8/11/20

JULIE DYESS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY
My Commission Expires 08-11-2020

True Copy Certification

I, Debra Loe, 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 TENNESSEE

County of WILLIAMSON

Personally appeared before me, Julie Dyess, a notary public for this county and state, Debra Loe, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 8/11/2020

{Notary' Seal}

