WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 177838 DEEDWARR
12/26/2018 11:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,170.12
20181226-0125084

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $316,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21 day of December, 2018.

Notary Public

MY COMMISSION EXPIRES: 7-17-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Main , 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
David G. Case and Jacqueline S. Case	David G. Case and Jacqueline S. Case	181 01 0B 019.00
(NAME)	(NAME)	
620 Sugar Mill Dr.	620 Sugar Mill Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Alicia C. Tidwell and Brent M. Tidwell, Wife and Husband**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **David G. Case and Jacqueline S. Case, Husband and Wife**, hereinafter called the Grantees, their 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. 28 on the Plan of Sugar Valley, a planned Unit Development, Section One Addition RS10 "Cluster Lot Subdivision", of record in Instrument Number 20030708-0093537, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Alicia Becton, a single woman by Warranty Deed from Yazdian Construction Inc., a Tennessee Corporation dated December 20, 2004 and recorded January 04, 2005 as Instrument No. 20050104-0000946, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Alicia C. Tidwell and Brent M. Tidwell, wife and husband by Quitclaim Deed from Alicia Becton, n/k/a Alicia Tidwell, married to Brent M. Tidwell dated November 17, 2011 and recorded December 30, 2011 as Instrument No. 20111230-0102222, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐
This is improved ☒ property, known as 620 Sugar Mill Dr., Nashville, TN 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 Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 21 day of December, 2018

Alicia C. Tidwell

Alicia C. Tidwell

Brent M. Tidwell

Brent M.. Tidwell

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Alicia C. Tidwell and Brent M. Tidwell, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of December, 2018.

Notary Public

My Commission Expires:

(SEAL)

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 7, 2020

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True Copy Certification

I, Penny Y. Ray, 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.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019