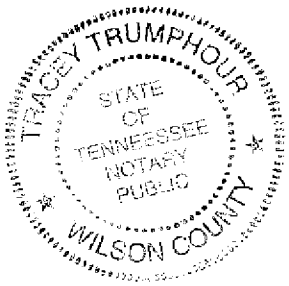
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$106,500.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF JULY, 2019.

Tracey Trumphour
Notary Public

MY COMMISSION EXPIRES: 3.17.21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Chapman Team Properties, LLC	Chapman Team Properties, LLC	043130231.00
(NAME)	(NAME)	
3632 Se Tater Peeler Road	3632 Se Tater Peeler Road	
(ADDRESS)	(ADDRESS)	
Lebanon, TN 37090	Lebanon, TN 37090	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **James A. Tidwell and wife, Marcia A. Tidwell (a 50% undivided interest) and Michael B. Andrews, a married man (a 50% undivided interest, as tenants in common,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Chapman Team Properties, LLC,** hereinafter called the GRANTEE(S), his/her/their 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. 24, Block "H", on the Map of Forest Park Subdivision, of record in Book 843, Page 44, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
Being the same property conveyed to James A. Tidwell and Michael B. Andrews, as tenants in common by Deed from Laurie Ann Allen, unmarried, dated 10/25/1996 and recorded 10/28/1996, of record in Book 10238, Page 313, Register's Office for Davidson County, Tennessee; also being the same property conveyed to Tidwell Family Revocable Living Trust Agreement U/T/A dated 9-25-96 by Quitclaim Deed from James A. Tidwell, dated 01/23/1997 and recorded 01/24/1997, of record in Book 10328, Page 839, Register's Office for Davidson County, Tennessee; further being the same property conveyed to James A. Tidwell and wife, Linda M. Tidwell by Quitclaim Deed from Tidwell Family Revocable Living Trust Agreement U/T/A dated 9-25-96, dated 10/26/1998 and recorded 10/29/1998, of record in Book 11177, Page 57, Register's Office for Davidson County, Tennessee; being the same property conveyed to James A. Tidwell, Trustee of the Tidwell Credit Shelter Trust as tenants in common by Quitclaim Deed from James A. Tidwell, unmarried, his undivided interest, dated 05/07/2014 and recorded 05/08/2014, of record in Instrument 201405080039388, Register's Office for Davidson County, Tennessee; being the same property conveyed to James A. Tidwell, as tenants in commom by Quitclaim Deed from James A. Tidwell, Trustee of the Tidwell Credit Shelter Trust as tenants in common and James A. Tidwell, Individual, dated 01/07/2016 na recorded 01/08/2016, of record in Instrument 201601080002055, Register's Office for Davidson County, Tennessee; and being the same property conveyed to James A. Tidwell and wife, Marcia A. Tidwell (a 50% undivided interest) and Michael B. Andrews, a married man (a 50% undivided interest) as tenants in common by Quitclaim Deed from James A. Tidwell, married, dated 06/15/2018 and recorded 06/18/2018, of record in Instrument No. 201806180058190 and Scrivener's Affidavit recorded as Instrument No. 201808210082657, Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 254906 DEEDWARR
07/10/2019 12:18:30 PM 3 pgs
Fees: $18.00 Taxes: $394.05
20190710-0067196
201907100067196

06/18/2018, of record in Instrument No. 201806180058190 and Scrivener's Affidavit recorded as Instrument No. 201808210082657, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2019 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Book 843, Page 44, in the Register's Office for Davidson County, Tennessee; Agreement for Dedication of Easement for Sanitary Sewers recorded in Book 6447, Page 256, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 421 Elm Street, Madison, TN 37115

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 2nd day of July, 2019.

James A. Tidwell

Marcia A. Tidwell

Michael B. Andrews

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James A. Tidwell, Marcia A. Tidwell, and Michael B. Andrews, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 2nd day of July, 2019.

Notary Public:
My Commission Expires: 5-17-21

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

File No.: 438348
Warranty Deed TN

TRUE COPY CERTIFICATON

I, Jill Simmons, 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 WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jill Simmons the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 11th day of April, 2019.

Notary Public

My Commission Expires: 9.16.2020

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY