**Prepared by:**
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 19070023




STATE OF Tennessee }
COUNTY OF Cheatham }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,000.00

Vera LaCour Mays
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 9 DAY OF Oct., 2019.

NOTARY PUBLIC

My Commission expires: 8.27.22

Address of New Owner
Vera LaCour Mays
201 Hickory Forge Drive
Antioch, TN 37013

Send Tax Bills To:
Same

Tax Information:
163-11-0A-002.00-CO

Karen Johnson Davidson County
Batch# 298694 DEEDWARR
10/10/2019 08:31:30 AM 3 pgs
Fees: $18.00 Taxes: $458.80
20191010-0103783

# Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Daniel Michael Tidwell, Jr., as Trustee of Brenda Tidwell Trust,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Vera LaCour Mays, unmarried woman,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Third Revision, Section Two, Bell Forge Village, of record in Plat Book 6900, Page 250, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Brenda Tidwell by Special Warranty Deed from Wells Fargo Bank, N.A., as Trustee for First Franklin Mortgage Loan Trust 2006-FF15, Mortgage Pass-Through Certificates, Series 2006-FF15, dated 07/25/2008 and recorded on 09/26/2008 in Instrument No. 20080926-0097831, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Daniel Michael Tidwell, Jr., Trustee, by Quitclaim Deed from Brenda Tidwell, unmarried, dated 02/19/2009 and recorded on 02/25/2009 in Instrument No. 20090225-0016578, Register's Office for Davidson County, Tennessee.

This is property generally located:
201 Hickory Forge Drive, Antioch, TN 37013

**SUBJECT TO THE FOLLOWING:**

1. 2019 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Matters shown on the Plan of record in Plat Book 6900, Page 250, said Register's Office.
3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6040, Page 538, as amended in Book, 6306, Page 644, Book 6651, Page 207, and as Instrument Nos. 20061229-0160925, and 20190214-0014097, said Register's Office.
4. Easement Agreement of record in Book 7224, Page 246, said Register's Office.

**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 heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to

other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Daniel Michael Tidwell, Jr., as Trustee of Brenda Tidwell Trust** has/have caused this instrument to be executed, this the 9 day of Oct, 2019.

Daniel Michael Tidwell Jr., Trustee

**Daniel Michael Tidwell, Jr., as Trustee of Brenda Tidwell Trust**

STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Daniel Michael Tidwell, Jr., as Trustee of Brenda Tidwell Trust,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 9 day of Oct, 2019.

My commission Expires: 8.22.22

NOTARY PUBLIC

DANA L. AUSTIN
NOTARY PUBLIC
STATE OF TENNESSEE
CHEATHAM COUNTY

# True Copy Certification

**As required under T.C.A §66-24-101(d) et seq.**

I, L. Broner McCoy, 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 Cheatham

Personally appeared before me, Kara J. Krantz, a notary public for this county and state, **L. Broner McCoy**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This the 9th day of Oct, 2019.

Notary's Signature

My Commission Expires: 1-10-2021

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY