THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P20-28909

Karen Johnson Davidson County
Batch# 464619 DEEDWARR
08/26/2020 10:41:30 AM 2 pgs
Fees: $13.00 Taxes: $2,664.00
20200826-0096679

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$~~ 720,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF August, 2020.

Notary Public

MY COMMISSION EXPIRES: 6/26/2024

(AFFIX SEAL)

DANA R PARK
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
Commission Expires 06-26-2024

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Blake Tidwell and Jaclyn Tidwell	Pinnacle Bank	
937 Battlefield Drive	150 3rd Avenue South, Suite 1000	11809013800
Nashville, TN 37204	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **William Clark Pinkston and wife, Heather Maureen Marabeti,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Blake Tidwell and Jaclyn Tidwell, 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. 1 of Block "F" on the Plan of Battlefield Estates, Section 2, as of Record in Book 843, Page 108, Register's Office for Davidson County, Tennessee.

Said Lot fronts 75 feet on the southerly margin of Battlefield Drive and extends back between lines 235.2 feet on the easterly line and 205 feet on the westerly line, which runs along the easterly margin of Snowden Road, to a line in the rear, measuring 75 feet along the northerly margin of Sutton Hill Road.

Being the same property conveyed to William Clark Pinkston and Heather Maureen Marabeti, husband and wife by Warranty deed from Shaffer Home Services, LLC of record in Instrument No. 20080801-0079127 Register's Office for Davidson County, Tennessee, dated July 31, 2008 and recorded on August 08, 2008.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **937 Battlefield Drive, Nashville, TN 37204.**

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 the 24th day of August, 2020.

William Clark Pinkston

William Clark Pinkston

Heather Maureen Marabeti

Heather Maureen Marabeti

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **William Clark Pinkston and Heather Maureen Marabeti,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 24th day of August, 2020.

My Commission expires: Jan 8, 2024

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY