WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100053853 DEEDWARR
Recvd: 08/30/10 11:15 2 pgs
Fees:13.00 Taxes:574.98

20100830-0068456

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,400.00

Affiant

Subscribed and sworn to before me, this 19th day of August, 2010

Notary Public

MY COMMISSION EXPIRES: 7-21-13
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robin J. Simmons	First Tennessee Bank, N.A.	149-10-O
(NAME)	(NAME)	(MAP)
5024 Pebble Creek Drive	1 Mortgage Way	058.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Antioch, TN 37013	Mount Laurel, NJ 08054	
(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 consideration, the receipt of which is hereby acknowledged, I/we, Gail L. Rothwell, widow, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Robin J. Simmons, unmarried woman, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 99, on the Plan of Oakwood Subdivision, Phase Six, Section One, of record in Book 7900, page 419, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Gail L. Rothwell and Franklin G. Perry, joint tenants with rights of survivorship, by deed dated November 7, 1997, from Kathryn L. Kinser, married, of record in Book 10717, page 856, Register's Office for Davidson County, TN.

The said Franklin G. Perry is now deceased.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 5024 Pebble Creek Drive, Antioch, Tennessee 37013

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 my/our hand(s) this 19th day of August, 2010.

Gail L Rothwell
Gail L. Rothwell

STATE OF IL
COUNTY OF ST CLAIR

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Gail L. Rothwell with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Belleville, IL, on this the 19th day of August, 2010.

Carolyn A. Eisele
Notary Public

NOTARY PUBLIC OFFICIAL SEAL STATE OF ILLINOIS
CAROLYN A. EISELE
MY COMMISSION EXPIRES
APRIL 3, 2011

My Commission Expires: April 3, 2011