Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Return to:
Realty Title & Escrow Company, Inc.
206A Cool Springs Blvd., Ste 107
Franklin, TN 37067

39-B
File #11-1131

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Matt George, and Tawny George, formerly known as Tawny Cox,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Matthew Webster and wife, Sarah Beth Webster,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of Payne, Blakemore and Cummings Addition to Edgefield, now East Nashville, as of record in Book 57, Page 170, Register's Office of Davidson County, Tennessee, to which plans reference is hereby made. ****70, (erroneously referenced in prior deed as Book 57, Page 170)**

Being the same property conveyed to Matt George and Tawny Cox, as tenants in common by Warranty Deed dated 12/31/08, recorded in Instrument No. 20090106001181, Register's Office of Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 605 South 12th Street, Nashville TN, 37206.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 30th day of June, 2011.

Matt George

Tawny Cox George

BILL GARRETT, Davidson County
Trans:T20110040939 DEEDWARR
Recvd: 07/08/11 09:16 2 pgs
Fees:13.00 Taxes:793.65
20110708-0052277

State of Tennessee)
County of Davidson)

On this 30th day of June, 2011, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Matt George and Tawny George, f/k/a Tawny Cox, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/20/14

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 214,500.00.

Affiant

Sworn and subscribed before me on this the 30th day of June, 2011.

Notary Public

My Commission Expires: 11-7-2017

DEBORAH K. DEVINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NEW OWNER:
Matthew Webster
Sarah Beth Webster
605 South 12th Street
Nashville, TN 37216

RESPONSIBLE FOR TAX PAYMENT:
Magna Bank
6525 Quail Hollow Rd, #300
Memphis, TN 38120

TAX MAP-PARCEL #:
94-01-64