Prepared By & Return To:
Tennessee Title Services, LLC
131 Saundersville Rd, Suite 212
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF Sumner

BILL GARRETT, Davidson County
Trans:T20120080871 DEEDWARR
Recvd: 10/24/12 14:18 2 pgs
Fees:13.00 Taxes:70.30
20121024-0097605

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $19,000.00

Affiant

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 12th day of October, 2012

Notary Public
Commission Expires: ~~12-21-2013~~ 10-23-12

Address of New Owner	Send Tax Bills To:	Map & Parcel
Joanna E. Routledge 3839 Hutson Avenue Nashville, TN 37216	~~CASH~~ OWNER 704 Ramsey St. ~~Apt. 301~~ Nashville, TN 37206	0611000028.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Allen Webb and wife, Maura L. Webb

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joanna E. Routledge and husband Richard Routledge

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. 178 on the Map of Maplewood Heights Second Subdivision, as of record in Book 547, Pages 103 and 104, Register's Office for said County. Said Lot No. 178 fronts 100 feet on the easterly side of Hutson Avenue and runs back between parallel lines 250 feet to a dead line.

BEING the same property conveyed to Allen Webb and wife, Maura L. Webb by Warranty Deed from Prentice H. Creasy and wife, Mary G. Creasy dated 11/22/11 and recorded 12/8/11 in Instrument Number 20111208-0095884; and the same property previously conveyed to Prentice H. Creasy et ux Mary G. Creasy by Warranty Deed from Wick East, Jr. et ux, Mary G. East dated 2/18/88 and recorded 2/22/88 in Book 7473, Page 912, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3839 Hutson Avenue, Nashville, TN 37216.

x AW
x MW

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 12th day of October, 2012.

X _____
Allen Webb

X _____
Maura L. Webb

STATE OF ILLINOIS
COUNTY OF X FRANKLIN

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

Allen Webb and wife, Maura L. Webb

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.

Witness my hand and official seal at X ROYALTON, Illinois this 12th day of October, 2012.

X _____
Notary Public
My Commission Expires: X 12-21-2013

(Notary Seal)
OFFICIAL SEAL
ADA MCGILL
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 12/21/2013