Davidson County DEEDQC
Recvd: 11/24/14 13:21 4 pgs
Fees:22.00 Taxes:0.00
20141124-0108041

Commitment Number: 114314901
Seller's Loan Number: N/A

After Recording Return To:
ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Tennessee Bar Number: 015569.

New Property Owner/Mail Tax Statements To:
SANDRA WEBB, 1414 SUMNER AVENUE, NASHVILLE, TN 37206

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
83.05-0-342.00

QUITCLAIM DEED

DEREK WEBB and **SANDRA WEBB**, whose mailing address is 1414 SUMNER AVENUE, NASHVILLE, TN 37206, hereinafter grantors, for $0.00 (Zero Dollar and Zero Cents) in consideration paid, grant and quitclaim to **SANDRA WEBB**, hereinafter grantee, whose tax mailing address is **1414 SUMNER AVENUE NASHVILLE, TN 37206**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:
ALL THAT PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, AS MORE FULLY DESCRIBED IN DEED DOC # 20050620062575, ID# 83.05-0-342.00, BEING KNOWN AND DESIGNATED AS LOT 35, WEAKLEY HOME PLACE, FILED IN PLAT BOOK 421, PAGE 36.
Property Address is: 1414 SUMNER AVENUE, NASHVILLE, TN 37206

BEING THE SAME PROPERTY CONVEYED TO WILLIAM A. TRAPP AND WIFE, JULIE TRAPP BY DEED DATED AUGUST 13, 2002 FROM DOUGLAS B. MARTIN, MARRIED OF RECORD IN INSTRUMENT NO. 20020815-0098879, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Prior instrument reference: **200506020062575**

Executed by the undersigned on Nov. 18, 2014:

DEREK WEBB

SANDRA WEBB

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Nov. 18, 2014 by **DEREK WEBB** and **SANDRA WEBB** who are personally known to me or have produced Driver License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

JANA D. DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public
Expires 03-01-16

Maximum principal indebtedness for Tennessee recording tax purposes is —.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Tennessee
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 18th day of November, 2014.

JANA D. DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Affiant

Sandra Webb
Print Name

(Seal)

Notary Public

My commission expires:

03-01-16

Jana D. Drury
Print Name

True Copy Certification

I, Terri Baker, 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 Pennsylvania

County of Beaver

Personally appeared before me, *Lissette Anne Moree [Name of Notary], a notary public for this county and state, *[name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

*Terri Baker

Notary's Signature

My Commission Expires: 5/4/2018

Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Lissette Anne Moree, Notary Public
Hopewell Twp., Beaver County
My Commission Expires May 4, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES