BILL GARRETT, Davidson County
Trans:T20150015990 DEEDWARR
Recvd: 03/04/15 13:20 2 pgs
Fees:13.00 Taxes:592.00
20150304-0018986

Prepared by and when recorded return to:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $160,000.00

Rachelle Caudill
Affiant

HUTCH HENDERSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Subscribed and sworn to before me, this 27th day of February, 2015.

Notary Public
My commission expires: 04/17/16

05-1501-66465

Address of New Owner:	Send Tax Bills to:	Tax Information
Richard Routledge	Richard Routledge	052-12-0-032.00
709 Nix Pass	709 Nix Pass	
Madison TN 37115	Madison, TN 37115	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Patrick E. Carter and Cathy T. Carter husband and wife, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Richard Routledge and Joanna E. Routledge, husband and wife, hereinafter called the Grantees, their successors 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. 9, on the Plan of Marlin Meadows, Section 1, of record in Book 1835, Page 108, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Patrick E. Carter and wife, Cathy T. Carter by deed from Hugh Widick and wife, Rosamond L. Widick, dated June 27, 1977, recorded July 13, 1977, of record in Book 5170, Page 785, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 709 Nix Pass, Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 27th day of February, 2015.

Patrick E. Carter

Cathy T. Carter

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Patrick E. Carter and Cathy T. Carter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 27th day of February, 2015.

Notary Public
State of Tennessee at Large

My Commission expires: 2-27-15

