Return to:
Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212

This instrument prepared by:
Brenda R. Lehman, Attorney at Law, an employee of
First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

File No.: **2120-770241**

Davidson County DEEDWARR
Recvd: 04/12/05 14:14 4 pg:
Fees:23.00 Taxes:653.05

20050412-0040464

WARRANTY DEED

THIS INDENTURE, made and entered into this **Thirtieth day of March, 2005**, by and between **Robert Lee Hester, unmarried**, parties of the first part, and **Alisa McMurtry and husband, Dave Milner**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee being Lot No. 31, on the plan of RIVERBRIDGE COMMUNITY PHASE 1A, of record in Instrument No. 20030213-0019997, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

See attached Exhibit "A"

This conveyance is made subject to:
(1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **141-06-0-C 037.00 CO**

X Improved OR

Unimproved property located at: **3613 Crossbrooke Dr., Nashville, Tennessee 37221**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Robert Lee Hester

STATE OF **TN**

COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Robert Lee Hester, unmarried** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **his** free Act and Deed.

Witness my hand and Notarial Seal this **Thirtieth day of March, 2005.**

Mardy R. Baird
Notary Public

My Commission Expires: 7/29/07

****

Owner's Name: **Alisa McMurtry**

and Address: **3613 Crossbrooke Dr.**
Nashville, TN 37221

Mail tax bills to, (Person or Agency responsible for payment of taxes)
New Owner

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$176,500.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **Thirtieth day of March, 2005.**

Notary Public

My Commission Expires: 7-29-06

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Exhibit "A"

Land in Davidson County, Tennessee, being Lot 31, RIVERBRIDGE COMMUNITY, PHASE 1A, as shown on plat of record in Instrument No. 20030213-0019997, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.□□Being the same property conveyed to Robert Lee Hester by Quitclaim Deed from Laura D. Hester recorded March 25, 2004 in Instrument No. 20040325-0033804, Register's Office for Davidson County, Tennessee and being the same property conveyed to Robert Lee Hester and wife, Laura D. Hester by Warranty Deed recorded October 6, 2003 in Instrument No. 20031006-0147230, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.