X Bell

Box 56 Record 1st

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is $155,000.00 Rebecca A Murdoch Affiant Subscribed and sworn to before me, this 28th day of September, 2005. Notary Public My commission expires: 7-19-08

THIS INSTRUMENT WAS PREPARED BY
Ryan A. Rafoth
2690 Dunkeld Court
Franklin, Tennessee 37069
(615) 376-2155

Davidson County DEEDWARR
Recvd: 11/16/05 13:52 3 pgs
Fees:12.00 Taxes:0.00
20051116-0138602

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Debra Garbe	NEW OWNER	**173-09-0-A-117.00CO**
7313 Althorp Way		
Nashville, Tennessee 37211		

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 ACKNOWLEDGE, WE,

Rebecca A. Murdoch, unmarried, and James Angus Murdoch, II and wife, Katherine Jean Murdoch

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Debra Garbe

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. 7 on the Plan of Revision One, Section Two, Lenox Village, of record in Instrument #20020731-0091872, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Rebecca A. Murdoch, unmarried, James Angus Murdoch, II and Katherine Jean Murdoch, husband and wife, by deed from NVR, Inc., a Virginia corporation t/a Ryan Homes of record at Instrument #20030731-0108742, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005 and subsequent years, a lien not yet due and payable.

Plan of record at Instrument #20020731-0091872, said Register's Office.

Easement for sanitary sewer, storm drainage and water main with appurtenances of record at Instrument #20011129-0130322, said Register's Office

Easement for sanitary sewer and/or storm drainage of record at Instrument #20011106-0121932 and Book 7361, page 230, Book 7985, page 449 and Instrument #20011112-0123853, said Register's Office.

Easement for water mains and appurtenances of record at Instrument #20011112-0123853, said Register's Office.

Access Easement as retained by Lord's Chapel Church in deed of record at Instrument #20010103-0000902, said Register's Office.

Easement for right of way and sign of record at Instrument #20010103-0000902, said Register's Office.

Easement for sanitary sewer and/or storm water detention agreements of record in Book 7361, page 230; Book 7985, page 449 and Instrument # 20010918-0100850, said Register's Office.

Easement for storm water detention of record at Instrument #20020408-0042675, Instrument #20020408-0042676 and Book 7361, page 230, said Register's Office.

Subject to all matter on the plan of record in Book 421, page 146, said Register's Office.

Subject to lien for Special Assessments as contained in the restrictions.

Subject to rights of upper and lower riparian owners to the flow of an unnamed tributary of Mill Creek free from dimunition and pollution.

Subject to an easement for the flow of water of unnamed tributary of Mill Creek and the rights of the public therein.

Subject to the rights of others in and to the common areas of Lennox Village.

Restrictive covenants contained in an instrument of record at Instruments #20020315-0032825 and 20020315-0032826 and 20021226-0158458 and 20021226-0158459 and 20020911-0110906, said Register's Office.

HOA Charter of record at Instrument #20010412-0045831, said Register's Office.

Conveyance of Common Areas from Lenox Village I, LLC and Lenox Village III, LLC unto Lenox Village Neighborhood Association of record at Instrument #20020501-0053757 and re-recorded at Instrument #20020507-0056338, said Register's Office.

Master Deed of record at Instrument #20020315-0032825, said Register's Office.

This is improved property known as 7313 Althorp Way, Nashville, Tennessee 37211.

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 do 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 in 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 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/our hand(s) this 28th day of September, 2005.

Rebecca A. Murdoch

Rebecca A. Murdoch

James Angus Murdoch, II

Katherine Jean Murdoch By James Angus Murdoch II AIF

Katherine Jean Murdoch
By James Angus Murdoch, II, her attorney-in-fact

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Rebecca A. Murdoch, unmarried, and James Angus Murdoch, II, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of September, 2005.

Notary Public

My Commission Expires: 7-19-08

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, James Angus Murdoch, II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact for Katherine Jean Murdoch and who further acknowledged that he is authorized by Katherine Jean Murdoch to executed the within instrument for the purposes therein contained by signing his name as the attorney-in-fact for Katherine Jean Murdoch.

Witness my hand, at office, this 28th day of September, 2005.

Notary Public

My Commission Expires: 7-19-08

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BK/PG:3706/350-351

05047768

DEED	
10/05/2005	08:20 AM
BATCH	56828
MTG TAX	0.00
TRN TAX	573.50
REC FEE	10.00
DP FEE	2.00
REG FEE	1.00
TOTAL	586.50

STATE of TENNESSEE, WILLIAMSON COUNTY

SADIE WADE

REGISTER OF DEEDS