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

**THIS INSTRUMENT PREPARED BY:**
Forsythe Title and Escrow Services
103 Continental Place Ste 305
Brentwood, TN 37027

Our File Number: 28597S

**MAP/GROUP/PARCEL:** 061-16-0-046.00

Davidson County DEEDWARR
Recvd: 08/02/07 09:07 2 pgs
Fees:13.00 Taxes:601.25
20070802-0091753

**NEW OWNER'S NAME AND ADDRESS:**
MELISSA LEE WILLIAMS
1355 CARDINAL AVENUE
NASHVILLE, TN 37216

**SEND TAX BILLS TO:**
SUNTRUST MORTGAGE INC.
201 4TH AVENUE NORTH, 6TH FLOOR
NASHVILLE, TN 37219

# WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged,

**RUSSELL J. MURDOCK and ANDREA ROTH MURDOCK, husband and wife,**

hereinafter called Grantors, do hereby transfer and convey unto, **MELISSA LEE WILLIAMS, AN UNMARRIED WOMAN**, her heirs and assigns, hereinafter called Grantee, property described as follows:

**Being part of Lots 37, 38, 39 and 40 of Block "A" on the Plan of Greenland Estates, as of record in Book 974, page 13, Register's Office for Davidson County, Tennessee, described as follows:**

**Beginning at a point in the easterly margin of Cardinal Drive, formerly Martha Avenue, said point being 60 feet north of the intersection of Cardinal Drive and Murrey Place; thence in a easterly direction and parallel with the northerly margin of Murrey Place; thence in an easterly direction and parallel with the northerly margin of Murray Place 190 feet to a point; thence in a northerly direction and parallel with the easterly margin of Cardinal Drive 60 feet to a point; thence in a westerly direction and parallel with the northerly margin of Murrey Place, 190 feet to the easterly margin of Cardinal Drive; thence in a southerly direction along the easterly margin of Cardinal Drive; thence in a southerly direction along the easterly margin of Cardinal Drive 60 feet to the point of beginning.**

**Being the same property conveyed to Russell J. Murdock and wife, Andrea Roth Murdock in Instrument 20020306-0027999 recorded 3/6/2002, Register's Office for Davidson County, Tennessee.**

The subject property is improved property known as 1355 CARDINAL AVENUE, Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate,

title, and interest thereto belonging to said grantee. Grantors covenant with Grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

RUSSELL J. MURDOCK

ANDREA ROTH MURDOCK

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

PERSONALLY appeared before me, the undersigned authority, **RUSSELL J. MURDOCK and ANDREA ROTH MURDOCK,** with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Brentwood, Tennessee on this the 27th day of July, 2007.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

JAMES [illegible]
STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY

**MY COMMISSION EXPIRES: APRIL 17, 2010**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

The actual consideration or value whichever is greater for this transfer is $162,500.00.

AFFIANT

Sworn to and subscribed before me, this the 27th day of July, 2007.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 7-24-10

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.