THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1616 Westgate Circle, Ste 215** **Brentwood, TN 37027** **CRT File No. 11070771**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $250,000.00. Affiant Subscribed and sworn to before me, this 9th day of August, 2011. Notary Public My Commission Expires: 01/07/2013

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN.

BILL GARRETT, Davidson County
Trans:T20110051039 DEEDWARR
Recvd: 08/18/11 15:23 2 pgs
Fees:13.00 Taxes:925.00
20110818-0064104

WARRANTY DEED

Address New Owner: Melissa Raber and Jonathan Rubb 912 Glenridge Lane Nashville TN 37221	Send Tax Bills To: Franklin American Mortgage 501 Corporate Centre Dr. #400 Franklin, TN 37067	Tax Information: Tax Parcel ID No. 142-13-B-117.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Russell J. Murdock and Andrea L. Murdock, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Melissa Raber and Jonathon Rupp, Wife and Husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 117 on the Final Plat of the Resubdivision of Lots 114 thru 130 & 131A, Riverside, Phase 3, of record in Instrument 200401080003094 (prior deed referenced previous plat in Instrument 200104040032691), Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Russell J. Murdock and wife, Andrea L. Murdock by deed from John H. Whitllock, Jr. and Tracy W. Whitlock, husband and wife of record in Instrument 20070807-0094355, Register's Office for Davidson County, Tennessee, dated July 31, 2007.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

All matters shown on the Plan of record in Instrument 200401080003094, Register's Office for Davidson County, Tennessee.

All matters shown on the Boundary Plat in Book 6900, page 490, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of Riverside of record in Book 7185, Page 619 and Book 7405, page 780, amended in Instrument 200404190044162, Instrument 200912040111306, and Instrument 200911240108147, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Charter of HOA in Book 7829, page 703, Register's Office for Davidson County, Tennessee.

Easements for water lines in Book 6970, pages 275 and 281, Register's Office for Davidson County, Tennessee.

Easement for Public Utilities in Book 6970, page 278, Register's Office for Davidson County, Tennessee.

Easement for Ingress/Egress in Book 7103, page 48, Register's Office for Davidson County, Tennessee.

Easement for Sewer Line in Book 7803, page 642, and Book 7489, page 638, Register's Office for Davidson County, Tennessee.

Easement to Metro Government in Book 6972, page 45, Register's Office for Davidson County, Tennessee.

Permanent Drainage Easement in Book 7574, page 645, Register's Office for Davidson County, Tennessee.

Agreement concerning road and right of way in Book 7400, page 645, Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 912 Glenridge Lane Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of August, 2011.

Russell J. Murdock by Steve Miller his attorney in fact

Russell J. Murdock by Steve Miller
as Attorney in fact

Andrea L. Murdock by Steve Miller her attorney in fact

Andrea L. Murdock by Steve Miller
as Attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Steve Miller,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Russell J. Murdock and Andrea L. Murdock,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 9th day of August, 2011.

Notary Public

My Commission Expires: May 18, 2014

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY