BILL GARRETT, Davidson County
Trans:T20120087688 DEEDWARR
Recvd: 11/16/12 10:13 2 pgs
Fees:13.00 Taxes:1239.50
20121116-0105805

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: TN122317

**WARRANTY DEED**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00.

Cari Tiesl
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of November, 2012.

Dana Delworth
NOTARY PUBLIC

My commission expires: My Commission Expires January 7, 2013

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Charles Marshall Burridge<br>1300 Ashwood Ave.<br>Nashville, TN 37212 | SWBC Mortgage Corporation<br>9311 San Pedro, Ste. 100<br>San Antonio, TX 78216 | 105130025.00 |

FOR AND IN CONSIDERATION of the sum of Three Hundred Thirty Five Thousand and 00/100 Dollars ($335,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **GORDON ELLIS MURDOCK AND WIFE, F. MAY MURDOCK**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, CHARLES STRINGFIELD **MARSHALL BURRIDGE AND MARCY BURRIDGE, HUSBAND AND WIFE,** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, TN, BEING the easterly part of Lot No. 326 on the Map of Re-Subdivision of Belmont Land Company's Subdivision, of record in Book 421, page 71, Register's Office for Davidson County, TN. AA

Being the same property conveyed to Gordon Ellis Murdock and wife, F. May Murdock, by Warranty Deed from Michael L. Johnson and Virgie M. Johnson, both unmarried, dated 3/15/1996, recorded 3/21/1996, of record in Book 9985, page 892, in the Register's Office for Davidson County, Tennessee.

This is improved property more commonly known as 1300 Ashwood Avenue, Nashville, TN 37212.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, thier heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2012 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the ____ day of November, 2012.

**GORDON ELLIS MURDOCK**

**F. MAY MURDOCK**

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Gordon Ellis Murdock and F. May Murdock, 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 and seal, this the 13 day of November, 2012.

Notary Public

Leslie Garside
Printed Notary Name

My commission expires: 12/23/2014

LESLIE GARSIDE
NOTARY PUBLIC
STATE OF TENNESSEE
MADISON COUNTY

**

Said part of said lot fronts 45 feet on the Northerly side of Ashwood Avenue and runs back between parallel lines 150 feet along the Westerly margin of Eastwood Street, to an alley in the rear.