WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/24/16 13:52 3 pgs
Fees:18.00 Taxes:950.90
20160324-0028043

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $257,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 17TH DAY OF MARCH, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1-26-19

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-1757B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Allison L. Urbanic	SAME	061-16-0-046.00
1355 Cardinal Avenue		
Nashville, TN 37216-2310		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

MELISSA LEE WILLIAMS, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ALLISON L. URBANIC, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTEE(S), 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 part of Lots Nos. 37, 38, 39 and 40 of Block "A" on the Plan of Greenland Estates, of record in Plat Book 974, Page 13, in the 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 Melissa Lee Williams, an unmarried woman by Warranty deed from Russell J. Murdock and Andrea Roth Murdock, husband and wife of record in Instrument No. 20070802-0091753 Register's Office for Davidson County, Tennessee, dated July 27, 2007 and recorded on August 02, 2007.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2016 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 974, Page 13, Register's Office for Davidson County, Tennessee.

This is property known as 1355 Cardinal Avenue, Nashville, TN 37216-2310

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 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 hand on the 16th day of March, 2016.

Melissa Lee Williams

STATE OF GEORGIA

COUNTY OF Chatham

Personally appeared before me, a Notary Public of said County and State, MELISSA LEE WILLIAMS, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 16th day of March, 2016.

Notary Public

My Commission Expires: 9/10/19

KIMBERLY L. GRANT NOTARY PUBLIC Comm. Exp. 9/10/19 CHATHAM COUNTY, GA

File #: 16-1757B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

