File No .80437

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,500.00

Ellen McGill
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JUNE, 2008.

Notary Public

MY COMMISSION EXPIRES: July 19, 2008

(AFFIX SEAL)

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

PREPARED BY AND/OR RETURN TO:
Hallmark Title Company
100 Bluegrass Commons Blvd.
Suite 115
Hendersonville, TN 37075

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ellen McGill	Countrywide Bank, FSB	117 15 0A 022.00 CO
(NAME)	(NAME)	
1900 Richard Jones Road #V10	801 Crescent Centre Drive, #510	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215-2937	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 06/25/08 08:35 2 pgs
Fees:13.00 Taxes:627.15

20080625-0065172

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 ACKNOWLEDGED, WE, John A. Oppenheimer and wife, Toni F. Oppenheimer, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ellen McGill and Randall McGill, wife and husband, 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 Unit TH-F-2 on the Plan of Green Hills Terrace Condominium Apartments, of record in Plat Book 5200, Page 64, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Green Hills Terrace, a horizontal property regime established by Master Deed of record in Book 5304, page 702, amended in Book 7841, page 557 and Book 9830, page 181, said Register's Office.

Being the same property conveyed to John A. Oppenheimer and wife, Toni F. Oppenheimer by deed from Andrew Jackson Blackwell, III, dated July 17, 2001 and recorded on July 19, 2001 in Instrument No. 20010719-0076688, Register's Office, Davidson County, Tennessee.

Toni F. Oppenheimer executed this instrument on behalf of John A. Oppenheimer pursuant to a Power of Attorney of record in Record Book _____, page _____, Register's Office, Davidson County, Tennessee.

20080625.0065171

unimproved ☐

This is improved ☒ property, known as 1900 Richard Jones Road #V10, Nashville, TN 37215-2937

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 is 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.

File No. 80437
Witness our hands this 20th day of June, 2008.

John A. Oppenheimer by Toni F. Oppenheimer his Attorney-in-Fact

By:
Toni F. Oppenheimer, his Attorney-in-fact

Toni F. Oppenheimer

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Toni F. Oppenheimer, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of June, 2008.

Commission expires:
2/08/2012

Rebecca Campbell
State Of Tennessee Notary Public
Sumner County

Notary Public

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Toni F. Oppenheimer with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of John A. Oppenheimer as his Attorney in Fact as the free act and deed of the within named John A. Oppenheimer.

Witness my hand and official seal this 20th day of June, 2008.

Commission expires:
2/08/2012

Notary Public

Rebecca Campbell
State Of Tennessee Notary Public
Sumner County