BILL GARRETT, Davidson County
Trans:T20090061762 DEEDWARR
Recvd: 09/09/09 10:23 2 pgs
Fees:13.00 Taxes:399.60

20090909-0084362

THIS INSTRUMENT PREPARED BY:
The Title Shop, LLC
1612 Westgate Circle, Suite 213
Brentwood, Tennessee 37027
Office: 615.324.0423

FROM: Destiny B. Opitz, Grantors
TO: Anna-Lisa Halling & Juan Carlos Hermosilla Chandia, Grantees

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Map/Parcel Numbers
Anna-Lisa Halling and Juan Carlos Hermosilla Chandia 636 Flintlock Court Nashville, TN 37217	Same as Owner	135-16-OB- 117.00 CO

STATE OF TENNESSEE)
COUNTY OF Davidson)

PATRICIA G. HOLDEN
NOTARY PUBLIC
AT LARGE
DAVIDSON COUNTY, TENN.

I hereby swear or affirm that the actual consideration or value, whichever is greater, for the transfer is $108,000.00.

Affiant

Subscribed and sworn to before me this the 1st day of July, 2009.

My commission expires: 5/8/2012

NOTARY PUBLIC

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, We, **Destiny B. Opitz, unmarried**, hereinafter called the Grantors have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto **Anna-Lisa Halling and Juan Carlos Hermosilla Chandia, Husband and wife,** hereinafter called the Grantees, Grantees' heirs and assigns, all of Grantors' right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 117 on the Plan of Woodridge at Nashboro Village of record in Instrument No. 20021120-0143949, Register's Office for said county, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Destiny B. Opitz, unmarried, by warranty deed, recorded December 17,2 003 in Instrument No. 20031217-0180114, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, byławs, restrictions, set back lines, declarations, rights-of-way and easements of record, (4) building restrictions, and (5) other matters of public record.

County and/or City taxes for the year 2009, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorata share thereof to Grantees who will be responsible for payment of said taxes.

The above-described property is improved property known as: 636 Flintlock Court, Nashville, Tennessee 37217.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all appurtenances, estate, title, hereditaments and interest thereunto belonging to said Grantees, their heirs, successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said land in fee simple; have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors further covenant and bind ourselves, our heirs and representatives to forever warrant and 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 grades.

WITNESS my hand this 1st day of ~~June~~ July, 2009.

Destiny B. Opitz

STATE OF TEXAS
COUNTY OF Tarrant

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Destiny B. Opitz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in office this 1st day of ~~June~~ July, 2009.

Notary Public

My Commission expires: 7/31/10

