9

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

X
Affiant

Subscribed and sworn to before me, this 5th day of August, 2010

Notary Public

MY COMMISSION EXPIRES: 9/23/13
(AFFIX SEAL)

JENNIFER S. DUNLAP
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20100048946 DEEDWARR
Recvd: 08/09/10 10:06 2 pgs
Fees:13.00 Taxes:277.50

20100809-0062539

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Remus Opris	New Owner	142-15
(NAME)	(NAME)	(MAP)
663 McPherson Drive		69.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, I/we, James R. Waters, married, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Remus Opris, a married man, and Romulus Alin Opris, a married man, as tenants in common, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 28, on the Plan of Section I, Harpeth Valley Park, of record in Book 3600, pages 93 and 94, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to James R. Waters and wife, Janet R. Waters, by Quitclaim Deed dated May 3, 1976, from Walter Ratterman, Jr. and wife, Maxine Ratterman, of record in Book 5022, page 159, and further conveyed to James R. Waters, by Quitclaim Deed dated December 31, 1996, from Janet R. Waters, of record in Book 10309, page 411, Register's Office for Davidson County, TN.

This has never been the primary residence of the Grantor.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 663 McPherson Drive, Nashville, Tennessee 37221

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.

Witness my/our hand(s) this 5th day of August, 2010.

James R. Waters

James R. Waters

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared James R. Waters with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon ~~their~~ his oath(s) acknowledged ~~themselves~~ himself to be the within named bargainor(s), and that ~~they~~ he executed the foregoing instrument of ~~their~~ his own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 5th day of August, 2010.

Jennifer S. Dunlap
Notary Public

My Commission Expires: 9/23/13

JENNIFER S. DUNLAP
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY