Box 10-B

BILL GARRETT, Davidson County
Trans:T20110025790 DEEDWARR
Recvd: 05/02/11 14:16 2 pgs
Fees:13.00 Taxes:480.63
20110502-0033463

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,900.00.

Krista S Oppenhuizen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29TH DAY OF APRIL, 2011.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: AUGUST 23, 2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KRISTA S. OPPENHUIZEN, ET VIR	**SWBC MORTGAGE CORPORATION**	**134-01-0-069.00**
(NAME)	(NAME)	
628 BEL AIR DRIVE	**9311 SAN PEDRO, SUITE 100**	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37217	**SAN ANTONIO, TX 78216**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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, **SHER POWERS,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KRISTA S. OPPENHUIZEN AND NATHAN OPPENHUIZEN, 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 Lot No. 83 on the Map of Curreywood Acres Subdivision, as of record in Plat Book 2133, pages 109 and 110, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Included in the above described property but excluded therefrom is the following described easement as described in Book 4058, page 427, Register's Office of Davidson County, Tennessee, as condemned by the Metropolitan Government for a sanitary sewer with easements:

An easement 30 feet in width, the centerline of which is more particularly described as follows:

Beginning at a point in the common line of Lots 83 and 84, of the Curreywood Acres Subdivision, Section 1, the deed for which is of record in Book 2133, page 109, R.O.D.C., Tennessee, said point being northwardly 67 feet from the southerly common corner of the aforesaid Lots 83 and 84; thence eastwardly 58 feet to a point in the common line of Lots 82 and 83 of the aforesaid subdivision, said point being northeastwardly 82 feet, more or less, from the southerly common corner of the aforesaid Lots 82 and 83.

A 30 foot temporary construction easement, measured 15 feet on either side of the aforedescribed permanent easement, said temporary construction easement to be vacated upon completion of construction.

Being the same property conveyed to Sher Powers from Grand Canyon Properties, LLC, by deed dated August 26, 1999 of record in Book 11642, page 125, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters appearing on the Plan of Curreywood Acres Subdivision as of record in Plat Book 2133, pages 109 and 110; Sanitary sewer easement of record in Book 7726, page 197, and any and all other easements, conditions and restrictions of record in the Register's Office of Davidson County, Tennessee.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR, SHER POWERS.

unimproved ( )
This is improved(X) property, known as **628 BEL AIR DRIVE, NASHVILLE, TN 37217**
(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.

Witness ~~my~~ hand this 29th day of April, 2011.

SHER POWERS

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sher Powers**, the bargainor, 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 at office this 29th day of April, 2011.

My commission expires: **August 23, 2011**

Lee A. Cohen
Notary Public

