WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110055614 DEEDWARR
Recvd: 09/08/11 09:40 2 pgs
Fees:13.00 Taxes:481.00
20110908-0069556

TAMMY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **31st** day of **August, 2011**

Tammy Morris
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) 4-23-14

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin Webster and Kristen Webster	Brand Mortgage	06103000900
(NAME) 903 Joyce Lane	(NAME) 6224 Sugarloaf Pkwy #700	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Duluth GA 30097	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE, **Patrick J. Opelt and Margaret Elaine Opelt**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Benjamin Webster and Kristen Webster**, 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. 75 on the Map of Section Two, Gra-Mar Acres, as of record in Book 2133, Page 74, Register's Office for Davidson County, Tennessee, and describe as follows:

Beginning at a point in the northerly margin of Joyce Lane at the corner of Lots No. 75 an d76; thence with the line between said lots northerly 134.5 feet to a corner of Lot No. 77; thence with the line between Lots 75 and 77, northeasterly 147.5 feet to a corner of Lot 83; thence with the line between Lots 75 and 83, southeasterly 42 feet to a corner of Lot No. 74; thence with the line between Lots Nos. 74 and 75, southerly 219.6 feet to the north margin of Joyce Lane; thence with the margin of the same westerly 91 feet to the point of beginning.

Being the same property conveyed to Patrick J. Opelt and wife, Margaret Elaine Opelt, by Warranty Deed from Roger C. Edwards and wife, Georgia C. Edwards, dated June 28, 2002 and filed of record in Instrument Number 20020705-0081266, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 903 Joyce Lane, Nashville, TN 37216

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, has 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 our hands this **31st** day of **August, 2011**

Patrick J. Opelt

Margaret Elaine Opelt

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Patrick J. Opelt and Margaret Elaine Opelt**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **31st** day of **August, 2011**

Notary Public

My commission expires: _____

STATE OF TENNESSEE NOTARY PUBLIC CHRIS CANTRELL DAVIDSON COUNTY My Commission Expires May 25, 2015