Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20130050790 DEEDWARR
Recvd: 06/17/13 13:57 2 pgs
Fees:13.00 Taxes:569.80
20130617-0061698

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

STATE OF ~~TEXAS~~ Tennessee
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$154,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th DAY OF JUNE, 2013.

Notary Public

MY COMMISSION EXPIRES: 9/23/13

(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
DAVID M. HANES	Same	**134-01-0-069.00**
(NAME)	(NAME)	
628 BEL AIR DRIVE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37217		
(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 GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, KRISTA S. OPPENHUIZEN AND NATHAN OPPENHUIZEN, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID M. HANES, UNMARRIED** HEREINAFTER CALLED THE GRANTEE, HIS 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 Krista S. Oppenhuizen and Nathan Oppenhuizen, wife and husband, from Sher Powers by deed dated April 29, 2011 of record as Instrument No. 20110502-0033463, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth in the Plan of record in Book 2133, pages 109 and 110, Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record as Book 7726, page 197, said Register's Office, and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

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 our hands this 12 day of June, 2013.

KRISTA S. OPPENHUIZEN

NATHAN OPPENHUIZEN

STATE OF TEXAS

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **KRISTA S. OPPENHUIZEN AND NATHAN OPPENHUIZEN,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 12th day of June, 2013.

My commission expires: October 29, 2016

Notary Public

ELIZABETH CONLEY
NOTARY PUBLIC
STATE OF TEXAS
EXPIRES
10-29-2016