WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/28/13 13:43 3 pgs
Fees:18.00 Taxes:647.87
20130628-0066859

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$175,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **7th** day of **June, 2013**

Notary Public

MY COMMISSION EXPIRES: 7/6/15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 2672 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barbara Opyt	SunWest	08212020400
(NAME) 122 McFerrin Ave.	(NAME) 18303 Dudley Rd	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Cerritos CA 90703	
(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, **Stephanie Christenson**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Barbara Opyt, unmarried**, 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 the East 100 feet of Lot No. 52 on the map of Neill S. Brown addition to East Nashville as of record in Book 57, page 50, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Stephanie Christenson, an unmarried person by Warranty Deed from Shadley B. Meier, a married person and Adam B. Meier, an unmarried person dated May 15, 2009 of record in Instrument No. 20090515-0044945, 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 122 McFerrin Ave., Nashville, TN 37206

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 1st day of **June, 2013**

Stephanie Christianson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Stephanie Christianson**, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 1st day of **June, 2013**

Notary Public

My commission expires: 10.5.2015

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

TRUE COPY CERTIFICATION

I, Rebecca T Garland, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Rebecca T. Garland

State of Tennessee

County of Davidson

Personally appeared before me, Karen C Asplint, a notary public for this county and state, Rebecca T Garland, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

K C Asplint

Commission Expires: 7/6/15

