WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130075677 DEEDWARR
Recvd: 09/03/13 10:21 2 pgs
Fees:13.00 Taxes:1276.50

20130903-0092254

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of August, 2013.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MORGAN SOCIER

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Patrick Opelt	Patrick Opelt	06405008100
(NAME)	(NAME)	
1145 Cleveland Hall Boulevard	1145 Cleveland Hall Boulevard	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138-2340	Old Hickory, TN 37138-2340	
(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 considerations, the receipt of which is hereby acknowledged, we, **Verlie M. Altmann, unmarried and Steven T. Wentz, unmarried**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Patrick Opelt and M. Elaine Opelt, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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. 15, on the plan of Phase One, Cleveland Hall Subdivision, as of record in Plat Book 11700, Page 51, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Verlie M. Altmann, unmarried and Steven T. Wentz, unmarried by Deed from Melvin A. Hagar and wife, Deborah K. Hagar, dated 09/29/2006 and filed for record on 10/03/2006 in Instrument 200610030122206, Register's Office for Davidson County, Tennessee.

All matters as set forth per Book 11700, Page 51, said Register's Office.
Declaration of Covenants, Conditions, Restrictions and By-laws of record in Book 11725, Page 76, as amended of record in Instrument 200512020144894, as amended of record in Instrument 200712200146113, as amended of record in Instrument 200810140103112, said Register's Office.
Easement of record in Book 7844, Page 249, said Register's Office.
Easements for Public Utilities, Drainage and Detention of record in Book 7844, Page 262, said Register's Office.
Easement for Drainage and Construction of record in Book 7844, Page 268, said Register's Office.
Easement for Public Utilities and Drainage of record in Book 7844, Page 272, said Register's Office.
Easement of record in Book 7994, Page 167, Book 7994, Page 173, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 8006, Page 677, said Register's Office.
Deed of Highway Easement of record in Book 8068, Page 524, said Register's Office.
Easement of record in Book 11720, Page 325, said Register's Office.
Charter of record in Book 11725, Page 70, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1145 Cleveland Hall Boulevard, Old Hickory, TN 37138-2340
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 28th day of August, 2013.

Verlie M. Altmann

Steven T. Wentz

State of Tennessee
County of Wilson

Personally appeared before me Verlie M. Altmann and Steven T. Wentz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of August, 2013.

Notary Public
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122