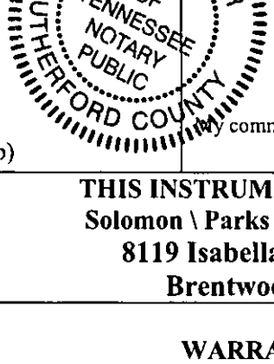
BILL GARRETT, Davidson County
Trans:T20140030751 DEEDWARR
Recvd: 05/05/14 12:40 2 pgs
Fees:13.00 Taxes:651.57
20140505-0037988




(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is ~~$100,000.00~~ $176,100.00

Affiant

Subscribed and sworn to before me, this 25th day of April, 2014.

Notary Public

My commission expires: 8/16/14

**THIS INSTRUMENT PREPARED BY**
**Solomon \ Parks Title & Escrow, LLC**
**8119 Isabella Lane, Suite 105**
**Brentwood, TN 37027**

## WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Melanie M. Re** | **New Owner** | **Map\Parcel: 114-12-0-A-077.00CO** |
| **334 Stonecrest Way** | | |
| **Nashville, TN 37209** | | |

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 ACKNOWLEDGE, WE,

**Courtney R. Oppman, an unmarried woman**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Melanie M. Re and Jahzell Collado, 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 Unit No. 77 on the Plan of Phase II, Stoneridge Townhomes, attached as Exhibit "B" to the First Supplement and Amendment to the Declaration of Covenants, Conditions and Restrictions for Stoneridge Townhomes (Annexing Phase II Property), of record in Instrument No. 20080715-0072550, Register's Office for Davidson County, Tennessee. Said First Supplement and Amendment annexes the subject property into the Declaration of Covenants, Conditions and Restrictions Establishing Stoneridge Townhomes, of record in Instrument No. 20060721-0088352, as amended in Instrument No. 20080201-0010773, in the Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete and accurate description of said property.

Being the same property conveyed to Courtney R. Oppman, an unmarried woman by Special Warranty Deed from Marquis Homes, LLC., a Tennessee limited liability company, of record in Instrument No. 20090529-0049241, Register's Office for Davidson County, Tennessee, dated May 27, 2009 and recorded on May 29, 2009.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 334 Stonecrest Way Nashville, TN 37209.

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 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/our hand(s) this 25th day of April, 2014.

Courtney R. Oppman by Josh Anderson attorney in fact

Courtney R. Oppman
By: Josh Anderson, her attorney in fact

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

On this 25th day of April, 2014, before me personally appeared Josh Anderson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Courtney R. Oppman pursuant to a Specific Limited Power of Attorney dated April 11, 2014 and filed of record in Instrument No. 20140505-0037987, in the Register's Office for Davidson County, Tennessee, and further acknowledged that he executed the same as the free act and deed of Courtney R. Oppman, as her attorney in fact.

Witness my hand, at office, this 25th day of April, 2014.

Notary Public

My Commission Expires: 9-5-2016

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: **140117AT**
**RECORD & RETURN TO:**
**Solomon \ Parks Title & Escrow, LLC**
**8119 Isabella Lane, Suite 105**
**Brentwood, TN 37027**