BILL GARRETT, Davidson County
Trans:T20140071827 DEEDWARR
Recvd: 09/25/14 08:50 2 pgs
Fees:13.00 Taxes:555.00
20140925-0088106

**THIS INSTRUMENT PREPARED BY:**
**RONALD B. BUCHANAN, Attorney at Law**
**165 Indian Lake Boulevard, Suite 101**
**Hendersonville, Tennessee 37075**

*(FROM INFORMATION PROVIDED BY THE PARTIES)*

**Map/Parcel**
**064/09/0/109.00**

# WARRANTY DEED

**FROM:**
**CATHERINE OPPEWALL**
**1206 Bates Road**
**Lebanon, TN 37087**

**SEND TAX BILLS TO:**
**CHRISTOPHER A. PHILLIPS**
**4204 Old Hickory Blvd.**
**Old Hickory, TN 37138**

**NAME & ADDRESS OF NEW OWNER:**
**CHRISTOPHER A. PHILLIPS and wife, ASHLEY T. PHILLIPS**
**4204 Old Hickory Blvd.**
**Old Hickory, TN 37138**

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **CATHERINE OPPEWALL, as the surviving spouse of Kevin Oppewall**, hereinafter referred to as Grantor, has this day bargained and sold, and do hereby transfer and convey unto the said **CHRISTOPHER A. PHILLIPS and wife, ASHLEY T. PHILLIPS**, hereinafter referred to as Grantees, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 4th Civil District of Davidson County, Tennessee, being Lot No. 7 and the southerly 40 feet of Lot No. 8, Block 5, on the Map of Berryville, as of record in Book 421, Page 117, Registers' Office for said County.

Said Lot 7 and part of Lot 8 adjoin and front together 90 feet on the Easterly side of Jones Bend Road, or Hadley Bend Road, now Old Hickory Boulevard, and runs back between parallel lines, 141 feet, more or less, to an alley.

Being the same property conveyed to Kevin Oppewall and wife, Catherine Phillips Oppewall, by deed dated October 6, 2006 from Stanley I. Shoemaker and Theresa Ivey, of record as Instrument Number: 20061011-0126047, Registers' Office for Davidson County, Tennessee. Kevin Oppewall passed away on May 29, 2014, being survived by his wife, Catherine Phillips Oppewall.

This is improved property known as 4204 Old Hickory Boulevard, Old Hickory, Tennessee 37138.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantor, her successors, heirs and assigns forever. Grantors covenant that she lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as of record. Grantor further covenants and binds herself, her heirs and representatives, to warrant and forever defend the title to said real estate to the said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

WITNESS MY HAND this 23rd day of September, 2014.

**CATHERINE OPPEWALL**

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared, **CATHERINE OPPEWALL**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my Hand and Notarial Seal at office in Hendersonville, Tennessee, on this the 23rd day of September, 2014.

Beth M. Woodard
NOTARY PUBLIC

My Comm. Expires: 08-17

BETH M. WOODARD NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration for this transfer or the valuation of the property transferred, whichever is greater, is **$150,000.00**.

**CATHERINE OPPEWALL**

Sworn to and subscribed before
me on this the 23rd day of
September, 2014.

Beth M. Woodard
NOTARY PUBLIC
My Comm. Expires: 08-17-15

BETH M. WOODARD NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.