Davidson County DEEDWARR
Recvd: 05/18/16 10:11 3 pgs
Fees:18.00 Taxes:695.60
20160518-0049516

WARRANTY DEED

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES DECEMBER 8, 2017

State of Tennessee
County of ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $188,000.00.

Affiant

Subscribed and sworn to before me, this the ~~13th~~ 17th day of May, 2016.

Notary Public

My commission expires: 12-18-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Richard M. Drews		Map 173-09-0-A Parcel 497.00co
8734 Gauphin Place	New Owner	
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Katherine L. Vernon Opalka, a married woman

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

Richard M. Drews, a single person

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 Lot No. 417, on the Plan of Phase Seven, Lenox Village, of record in Instrument No. 20051028-0130418, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

BEING the same property conveyed to Katherine L. Vernon, unmarried by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company, of record in Instrument No. 20060802-0094114, Register's Office for Davidson County, Tennessee. The said Katherine L. Vernon having since married and is now known as Katherine L. Vernon Opalka.

The property conveyed herein is not and never has been the place of residence of her spouse.

This conveyance made subject to:
(1) The Plan of record in Instrument No. 20051028-0130418, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.
(2) Declaration of Covenants, Charter, Easements, Conditions, Restrictions and By-Laws of Lenox Village, of record in Instrument No. 20020315-0032826, and Supplemental for Phase 7 of record in Instrument No. 20060321-0032383, Register's Office for Davidson County, Tennessee.
(3) Master Deed Restrictions for Lenox Village, a Traditional Neighborhood Development, of record in Instrument No. 20020315-0032825 and Supplemental for Phase 7 of record in Book 20060321-0032382, said Register's Office.
(4) Storm Water Detention Agreement of record in Instrument No. 20041229-0154223, said Register's Office.
(5) Charter of Lenox Village Neighborhood Homeowners Association, Inc., of record in Instrument No. 20020412-0045831, said Register's Office.
(6) Easement for Sanitary Sewer and/or Storm Drainage of record in Instrument No. 20010918-0100849 and in Instrument No. 20010918-0100851, Register's Office for Davidson County, Tennessee.
(7) Subject to the rights of others in and to the common areas.
(8) Subject to the lien for special assessments contained in the Declaration of Covenants, Charter, Easements, Conditions, Restrictions and By-Laws.
(9) Grant of Easement between Comcast of Nashville I, LLC, and Lenox Village Neighborhood Association, Inc., in Instrument 20130916-0097049, said Register's Office.
(10) Taxes for 2016 and subsequent years, a lien not yet due and payable, which have been prorated and assumed by the Grantee herein.

This is improved (__X__) Unimproved (____) property, known as **8734 Gauphin Place, Nashville, TN 37211**

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 **13th** day of **May, 2016.**

K Opalka

Katherine L. Vernon Opalka

STATE OF NEW JERSEY)
COUNTY OF Morris **)**

Personally appeared before me, a Notary Public of said County and State, **Katherine L. Vernon Opalka,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Morristown, New Jersey, this 13th day of **May, 2016.**

Carolyn Trasente Baird

Notary Public

My Commission Expires:_____

CAROLYN TRASENTE-BAIRD
Notary Public
State of New Jersey
My Commission Expires Oct. 25, 2017
I.D.# 2292710

CAROLYN TRASENTE-BAIRD NOTARY PUBLIC STATE OF NEW JERSEY

True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, DARLENE K. SUHRBIER, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-2019

Notary' Seal (if on paper)

