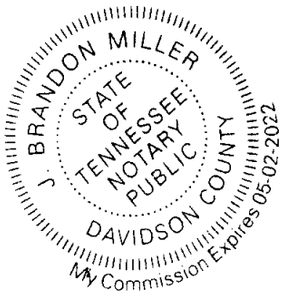
Karen Johnson Davidson County
Batch# 238695 DEEDWARR
06/04/2019 02:47:05 PM 2 pgs
Fees: $13.00 Taxes: $1,184.00

20190604-0053305

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$320,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of June, 2019.

Notary Public

MY COMMISSION EXPIRES: 5-2-22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Justin G. Oplinger 1428 Scarcroft Lane Nashville, TN 37221	MOVEMENT MORTGAGE LLC 8024 CALVIN HALL RD INDIAN LAND, SC 29707	141-05-0A-177.00-C

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Andrea L. Reyes and Gabriel Reyes, wife and husband**,hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Justin G. Oplinger, an unmarried man**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, TN being Lot No.177 on the plan of Avondale Park, Phase 2, Section 4 as shown on the plan of record in Instrument No. 20110208-0011100, Register's office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Andrea L. Reyes and Gabriel Reyes, wife and husband, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated February 05, 2014, and recorded as February 06, 2014 of record in Instrument 201402060010461, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property known as: 1428 Scarcroft Lane, Nashville, TN 37221

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, 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 the 3rd day of June, 2019.

Andrea L. Reyes

Gabriel Reyes

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Andrea L. Reyes and Gabriel Reyes, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 3rd of June, 2019.

Notary Public

My Commission Expires: 3/7/2023

(SEAL)

John M. Wells
State of Tennessee Notary Public
Davidson County