This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
3040297

Return To:
TITLE ENTERPRISES, LLC
8351 E. WALKER SPRINGS LN.
SUITE 103
KNOXVILLE, TN 37923

Send Tax Bills To:
New Owner is:
Christopher Landon Shewmake
6829 Sunnywood Drive
Nashville, TN 37211

MAP: 181.01/OA
PARCEL: 047.00C0

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Mario Ivan Marquez** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Christopher Landon Shewmake** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 150 on the Plan of Sugar Valley, Section One, of record in Plat Book 9700, Page 374 and amended in Book 9700, Page 709-711, said Register's Office, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to MARIO IVAN MARQUEZ from BRAD ROSENBLUM D/B/A ROSENBLUM HOMES by Warranty Deed dated September 24, 1999 of record in Book 11677, Page 431, in the Register's Office, Davidson County, Tennessee.

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 property is improved property known as 6829 Sunnywood Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

Davidson County DEEDWARR
Recvd: 05/24/04 13:39 2pgs
Fees:13.00 Taxes:695.23
20040524-0060641

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 10th day of May, 2004.

GRANTOR:

Mario Ivan Marquez

Mario Ivan Marquez

Emily Marquez

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Mario Ivan Marquez** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 10th day of May, 2004.

Notary Public

My Commission Expires:_____

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

MY COMM. EXP. 10/22/05

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $187,900.00.

Affiant

SWORN TO and subscribed before me this 10th day of May, 2004.

NOTARY PUBLIC
My commission expires:
_____

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

MY COMM. EXP. 10/22/05