This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
2060267

Return to:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 08/02/06 10:09 2 pgs
Fees:13.00 Taxes:762.20

20060802-0093798

Send Tax Bills To:

Same / new owner

New Owner is:
Timothy and Jeanna Reid
6829 Sunnywood Drive
Nashville, TN 37211

MAP: 181-01-0A-047.00
PARCEL:

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, **Christopher Landon Shewmake** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Timothy Reid and wife, Jeanna Reid**, 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:

Property Address: 6829 Sunnywood Drive, Nashville, TN 37211

A certain tract or parcel of land located in Davidson County, Tennessee, 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 Christopher Landon Shewmake from Mario Ivan Marquez by Warranty Deed dated May 10, 2004 and recorded May 24, 2004 in Instrument No. 20040524-0060641, Register's Office for Davidson County. Wife, Amy Shewmake signing said Deed to convey her marital rights.

This conveyance is subject to Restrictions of record in Book 11069, page 14, amended in Instrument No. 20040203-0013041; and all matters of record on plat in Plat Book 9700, page 374 and amended in Book 9700, page 709-711, Register's Office for Davidson County.

CLS ADS
Sellers Ints.

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.

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 28th day of July, 2006.

GRANTOR:

Christopher Landon Shewmake

Amy Shewmake

Amy Shewmake

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Christopher Landon Shewmake and Amy Shewmake**, 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 28th day of July, 2006.

M. LYNN BODDEN
Notary Public
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.

My Commission Expires: 10-14-2009

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $206,000.00.

Affiant

SWORN TO and subscribed before me this 28th day of July, 2006

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

My commission expires:

10-14-2009