THIS INSTRUMENT PREPARED BY AND
AFTER RECORDING RETURN TO:

Sterling Title Services

2672 North Mt. Juliet Road

Mt. Juliet, TN 37122

Address New Owner(s)
Nicolas Membrillo
641 Old Hickory Blvd. #110
Brentwood, Tennessee 37027

Send Tax Bills To:
Nicolas

Map & Parcel Nos.:
171 03 0B 062.00

Davidson County DEEDWARR
Recvd: 03/07/08 13:48 2 pgs
Fees:13.00 Taxes:740.00
20080307-0023418

**After Recording Return to:**
**Sterling Title Services**
**2672 N. Mt. Juliet RD. Ste. 200**
**Mt Juliet, TN 37122**

## WARRANTY DEED

**THIS INDENTURE**, made and entered into this 13th day of February, 2008, by and between **J Wesley Shutt**, party of the first part, and **Nicolas Membrillo**, party of the second part,

**WITNESSETH**: That for and in consideration of **TWO HUNDRED THOUSAND AND 00/100 DOLLARS ($200,000.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Brentwood, County of Davidson, State of Tennessee:

**Land in Davidson County, Tennessee, being condominium Unit No. 109 on the Plan of Second Revision, Phase One, Section One, Townhomes of Fredericksburg, of record in Book 9700, Page 461, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.**

**Being the same property conveyed to J Wesley Shutt from Rick R. Blackburn and wife, Karen S. blackburn, by deed dated March 31, 2005, of record in Instrument No. 20050615-0068785 in the records for Davidson County, TN.**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

**WITNESS** the signature of the said party of the first part the day and year first above written.

J Wesley Shutt

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **J Wesley Shutt** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 13 **day of** February, 2008

My commission expires: 5/2/2011

Keri Duncan

Notary Public

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$200,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this 13th **day of** February, 2008

PROPERTY ADDRESS:
**641 Old Hickory Blvd. #110**
**Brentwood, TN 37027**

Keri Duncan
State of Tennessee Notary Public
Davidson County
5-2-2011