File No. 271001509

WARRANTY DEED

LAURA A. MOORE STATE OF TENNESSEE NOTARY PUBLIC SUMNER CO.

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,000.00

Wendy Denise Diaz
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF APRIL, 2008.

Laura A Moore
Notary Public

MY COMMISSION EXPIRES: April 7 2009
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 04/25/08 09:24 3 pgs
Fees:18.00 Taxes:514.30
20080425-0042211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wendy Denise Diaz	Countrywide Bank, FSB	
(NAME) 2901 Twin Lawn Drive	(NAME) 2021 N. Gallatin Road	MAP/PARCEL 09614009500
(ADDRESS) Nashville, TN 37214	(ADDRESS) Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **WE, David Clayton Bliss, a married man and Wife, Dawn Bliss**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Wendy Denise Diaz, a single person**, hereinafter called the grantee(s), HER heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being Lot No. 135 on the Plan of TWIN LAWN, as of record in Plat Book 2331, Page 9, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property further conveyed to David Clayton Bliss by Quitclaim Deed dated 4/25/2005 from Kerry Anne Bliss of record in Instrument No. 200505020048472, recorded 5/2/2005 Register's Office for said County.

The said Dawn Bliss joins in this conveyance to convey any and all rights she may have in this property.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2901 Twin Lawn Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), HER heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HER 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 hands this 23rd day of April, 2008.

David Clayton Bliss

Dawn Bliss

STATE OF TENNESSEE

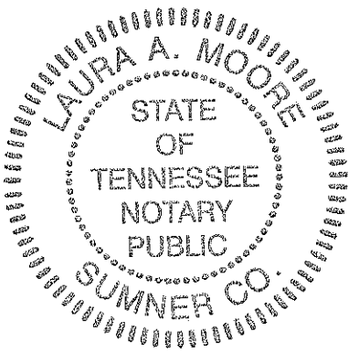
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named David Clayton Bliss, a married man and Wife, Dawn Bliss, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at MT JULIET, Tennessee, this 4/23/2008.

My Commission Expires:
April 7 2008

Notary Public



File Number: 271001509
RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Mandy Alsup, 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.

Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, Lissa Groom, a notary public for this county and state Mandy Alsup, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WILSON COUNTY
NOTARY PUBLIC
STATE OF TENNESSEE
LISSA GROOM
(SEAL)

Notary Public

My Commission Expires: 12/30/2008

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