Davidson County DEEDWARR
Recvd: 06/05/08 10:02 2 pgs
Fees:13.00 Taxes:511.34
20080605-0057774

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
501 Corporate Center Drive, Suite 280
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $138,200.00

Affiant

Subscribed and sworn to before me this 30th day of May, 2008.

Notary Public
My commission expires:

My Commission Expires November 22, 2010

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

Address of New Owner:	Send Tax Bills to:	Tax Information
David Shannon	New Owner	108-04-B
149 Sunset Dr.		34.00CO
Mt Juliet, TN 37122		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Celia Diaz, unmarried,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **David Shannon and Mitchell Poskevich,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 34 on the Final Plat of White Pine Estates, a Residential Planned Unit Development, of record in Instrument 200007130069319, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Celia Diaz and Monserrate Echevarria by deed from Jack Williams Construction Co., Inc. of record in Instrument 200111270128913, said Register's Office. And being the same property conveyed to Celia Diaz by Quitclaim Deed from Monserrate Echevarria of record in Instrument 200610180129053, said Register's Office.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 3416 White Pine Drive, Nashville, TN 37214

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this the 30th day of May, 2008.

Celia Diaz

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Celia Diaz,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this the 30th day of May, 2008.

Notary Public

My Commission expires: _____

DANIELLE GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires November 22, 2010

FILE NO: 2008050785

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds