THIS INSTRUMENT PREPARED BY AND AFTER RECORDING RETURN TO:

Heritage Title Services, LLC

8115 Isabella Lane
Suite 5

Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 09/18/08 13:36 2 pg
Fees:13.00 Taxes:344.10
20080918-0095388

Address New Owner(s)
Champion Builders, LLc
3379 N Mt. Pleasant
~~Unknown~~
Greenbrier, TN 37073
Send Tax Bills To:
New Owner

Map & Parcel Nos.:
073 01 0 207.00

WARRANTY DEED

THIS INDENTURE, made and entered into this 29 **day of** August, 20 08, by and between **Tina Bell White**, party of the first part, and **Champion Builders, LLc**, party of the second part,

WITNESSETH: That for and in consideration of **NINETY THREE THOUSAND AND 00/100 DOLLARS ($93,000.00)** 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 Nashville, County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Moss Rose Heights, Sections 3 and 4, of record in Plat Book 1835, Page, 103, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Tina Bell White by Affidavit of Heirship dated April 14, 2004, of record in Instrument No. 20040428-0048141 in the records for Davidson County, TN. Being the same property conveyed to Thomas P. White and wife, Georgia J. White, from W.B. Lish and wife Elizabeth O. Lish and Mary Elizabeth Lish, unmarried, by deed dated June 27, 1952, of record in Book 2086, Page 523 in the records for Davidson County, TN.The said Georgia J. White having predeceased Thomas P. White. The said Thomas P. White having died intestate, on September 30, 2000, leaving Tina B. White as heir at law as evidenced by Affidavit of Heirship.

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.

Tina Bell White
Tina Bell White

STATE OF TENNESSEE, COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Tina Bell White** 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 29 **day of** August, 2008.

My commission expires: 6-19-11

Lynn D. Kabalka
Notary Public

LYNN D. KABALKA STATE OF TENNESSEE 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, **$93,000.00**, 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 29 **day of** August, 2008.

Lynn D. Kabalka

PROPERTY ADDRESS:
4014 Ivy Drive
Nashville, TN 37216

LYNN D. KABALKA STATE OF TENNESSEE NOTARY PUBLIC

My Commission Expires: 6-19-11