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:403.30

20080918-0095389

Address New Owner(s)
Cindy M Shaw
4014 Ivy Drive
~~, Unknown~~ Nashville, TN 37216

Send Tax Bills To:
Cindy M. Shaw
same

Map & Parcel Nos.:
073 01 0 207.00

## WARRANTY DEED

**THIS INDENTURE**, made and entered into this 28 **day of** August, 20 08, by and between **Champion Builders, LLC**, party of the first part, and **Cindy M Shaw**, party of the second part,

**WITNESSETH**: That for and in consideration of **ONE HUNDRED NINE THOUSAND AND 00/100 DOLLARS ($109,000.00)** 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.**

Further being conveyed to Champion Builders, LLC through Deed 20080918-0095388

**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.

**Champion Builders, LLC**

By Cody S. Herron

STATE OF TENNESSEE, COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared 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: 6-11-08

Lesa D Kabalka

Notary Public

LESA 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, **$109,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Cindy M. Shaw

Affiant

Subscribed and sworn to before me, this 29 day of August, 2008.

Lesa D Kabalka

KABALKA STATE OF TENNESSEE NOTARY PUBLIC

PROPERTY ADDRESS:
**4014 Ivy Drive**
**Nashville, TN 37216**

TAXES Bill to:

Cindy Shaw
4014 Ivy Drive
Nashville TN
37216