Davidson County DEEDWARR
Recvd: 09/27/06 10:18 2 pgs
Fees:13.00 Taxes:702.63
20060927-0119427

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Wilson
The actual consideration or value, whichever is greater, for this transfer is $189,900.00

Affiant

WENDY L. LOCKE
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

Subscribed and sworn to before me, this 22nd day of September, 2006.

Notary Public
My commission expires: 6-9-07

05-0608-63084

Address of New Owner:	Send Tax Bills to:	Tax Information
Juan Sepulveda	~~NEW OWNER~~	87-01-0-019
912 Blackjack Court	USAA Federal Savings Bank	
Hermitage TN 37076	10750 McDermott Freeway San Antonio TX 78288	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Harry Jay Niendorf and wife, Susan M. Niendorf, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Juan Sepulveda and Karen Sepulveda, husband and wife, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 91, on the Plan of New Hope Meadows, Phase II, of record in Book 6900, Page 724, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Harry Jay Niendorf and wife, Susan M. Niendorf by deed from Centex Real Estate Corporation, dated 7-26-90, recorded 8-3-90, of record in Book 8167, Page 7, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 912 Blackjack Court, Hermitage, TN 37076

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 22nd day of September, 2006.

Harry Jay Niendorf

Susan M. Niendorf

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ DAVIDSON aak, Notary

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Harry Jay Niendorf and Susan M. Niendorf, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 22nd day of September, 2006.

State of Tennessee at Large

My Commission expires
5/22/2010



