Davidson County DEEDWARR
Recvd: 11/20/06 09:51 2 pg
Fees:13.00 Taxes:329.30

20061120-0143541

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$89,000.00.**

ALAN D. MAZER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS **16th DAY OF NOVEMBER, 2006.**

Notary Public

MY COMMISSION EXPIRES: 5/22/10

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
DERRICK G. SANDOVAL et ux	**Pinnacle Nationsl Bank**	**162-8-57**
~~**4928 Shihmen Drive**~~	**211 Commerce Street, #300**	**5DU 55029**
~~**Antioch, TN 37013**~~	**Nashville, TN 37211**	
201 SEABOARD LN, STE 202		
FRANKLIN, TN 37067		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED **I, DOROTHY RENEE SMITH BUTNER, Unmarried**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DERRICK G. SANDOVAL and wife, MICHELLE SANDOVAL**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 109 on the Plan of Antioch Park, Section 3, as of record in Book 4460, page 25, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said Lot.

Being the same property conveyed to Dorothy Renee Smith by Quitclaim Deed from Darran Gene Smith, of record in Book 10653, page 669, Register's Office for Davidson County, Tennessee and being the same property conveyed to Darran Smith, Married, by deed from Vera G. Wilson, unmarried, of record in Book 9833, page 56, Register's Office for Davidson County, Tennessee. The said Dorothy Renee Smith now being known as Dorothy Renee Smith Butner.

THIS CONVEYANCE is subject to any and all existing easements, restrictions and building setback lines of record.

This is improved property known as 4928 Shihmen Drive, Antioch, Tennessee 37013

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 and assigns forever, and we do covenant with the said GRANTEES 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 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 16th day of November, 2006.

DOROTHY RENEE SMITH BUTNER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named DOROTHY RENEE SMITH BUTNER, the bargainor, with whom I am personally acquainted, (or provided 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 Nashville, Tennessee, this the 16th day of November, 2006.

NOTARY PUBLIC

My Commission Expires: 5/22/10



My Commission Expires MAY 22, 2010