Davidson County DEEDWARR
Recvd: 04/20/07 12:41 2 pgs
Fees:13.00 Taxes:776.63
20070420-0047436

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 16th day of April, 2007 by and between **StoneMark Homes, LLC**, hereinafter referred to as GRANTOR, and **Noel G. Sandoval and Angie M. Sandoval**, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Antioch, County of Davidson, State of Tennessee, more particularly described as follows:

Property being in Nashville, County of Davidson, State of Tennessee, to-wit:

Being Lot No. 208 on the Plan of Canyon Ridge Subdivision, Phase 2, of record in Plat Book 9700, page 805, as amended in Instrument Number 200311240170362, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

This conveyance is subject to the following:

1) All matters appearing on the plan of Canyon Ridge Subdivision, Phase, of record in Plat Book 9700, Page 805 as amended in Instrument Number 200311240170362, Register's Office for said County.

2) Declaration of Restrictive Covenants contained in instrument of record in Instrument Number 200310020145846 as amended in Instrument Number 200312180180508 and Instrument Number 200410080121636, Register's Office for said County.

3) Homeowners Association Charter of record in Instrument Number 200410060120674, Register's Office for said County.

4) Stormwater Detention Agreement of record in Instrument Number 200301150006324, Register's Office for said County.

Being the same property conveyed unto StoneMark Homes, LLC by Quitclaim Deed from Eatherly Properties being recorded simultaneously herewith of record in Instrument Number 20070420-0047435, Register's Office for Davidson County, Tennessee. Previously being part of the same property conveyed to Eatherly Properties by Special Warranty Deed from Starwood Properties Five, Limited Partnership, a Tennessee Limited Partnership (also known as Starwood Properties Five, L. P.), dated December 23, 2003, recorded December 29, 2003, of record in Instrument 200312290183114, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: **1229 Canyon Ridge Court, Antioch, TN 37013**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth

herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

StoneMark Homes, LLC

By: _____
Robert A. Yeatman, President

CORPORATE
STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Carrie Hughes, a Notary Public of said State and County aforesaid, personally appeared **Robert A. Yeatman** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be **President** of **StoneMark Homes, LLC**, the within named bargainor, a corporation, and that he/she as such **President**, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as **President**.

Witness my hand and seal, at office in Franklin, this the 16th day of April, 2007.

Carrie Hughes
Notary Public
My Commission Expires: MY COMMISSION EXPIRES SEPTEMBER 22, 2009

CARRIE HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Name and Address of Property Owner:
Noel G. Sandoval and Angie M. Sandoval
1228 North Shiloh Place
Anaheim CA 92807
Send Tax Statements to:

Greenpoint Mortgage Funding
3650 Mansell Rd #440, Alpharetta GA 30022

Map and Parcel--149.07-0B-038.00-CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $209,900.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

_____
Affiant

Sworn to and subscribed before me, a Notary Public, this 16th day of April, 2007.

MARK A. ELLMORE JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

_____
Notary Public

My Commission Expires: 5-22-10