WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/26/07 08:38 2 pgs
Fees:13.00 Taxes:436.23

20071226-0146860

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF DECEMBER, 2007.

3-20-10

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

AMANDA HANELINE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC, 1896 General George Patton Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
April Arnold	Guaranty Trust Company	162-08-057.00
(NAME)	(NAME)	
4928 Shihmen Drive	P.O. Box 1218	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Murfreesboro, TN 37133	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, we, **Derrick G. Sandoval and wife, Michelle Sandoval,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **April Arnold,** 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:

Being Lot No. 109 on the Plan of Antioch Park, Section 3, as of record in Book 4460, Page 25, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Derrick G. Sandoval and wife, Michelle Sandoval by deed from Dorothy Renee Smith Butner, unmarried, of record in Instrument No. 20061200143541, Register's Office for Davidson County, Tennessee.

Subject to any and all existing easements, and restrictions of record.

This improved property is known as: 4928 Shihmen Drive, Antioch, TN 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 GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her 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 our hands, this 14th day of December, 2007.

Derrick G. Sandoval

Michelle Sandoval

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Derrick G. Sandoval and Michelle Sandoval** with whom I am personally acquainted, and did execute the foregoing instrument for the purposes therein contained by signing their names.

Witness my hand and official seal at Franklin, Tennessee this 14th day of December, 2007.

Notary Public

My Commission Expires: 1/12/08

