Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20090067076 DEEDWARR
Recvd: 10/02/09 10:05 2 pgs
Fees:13.00 Taxes:362.60
20091002-0091533

STATE OF TENNESSEE
~~COUNTY~~ OF DAVIDSON
~~The actual consideration or value, whichever is~~
greater, for this transfer is $98,000.00

Affiant

DAVID R.A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me, this 30 day of September, 2009.

Notary Public
My commission expires: 7-21-13

03-0909-36183

Address of New Owner:	Send Tax Bills to:	Tax Information
Jeremy W. Lee	WFHM	071-04-0 123.00
2529 Flamingo Drive	2701 Wells Fargo Way	
Nashville TN 37207	Minneapolis, MN 55467-8000	

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, Aril Sandoval and husband, Jonathan Sandoval, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jeremy W. Lee, 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. 357 on the Plan of Joywood Heights, Section II A, of record in Book 1424, Page 20, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Aril Sandoval and husband, Jonathan Sandoval by deed from Trenton Langton, dated October 4, 2002, recorded October 15, 2002, 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 2529 Flamingo Drive, Nashville, TN 37207

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 30th day of September, 2009.

Aril Sandoval

Jonathan Sandoval

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Aril Sandoval and Jonathan Sandoval, 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 Nashville, TN, this 30th day of September, 2009.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/11/13

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN