MARK S. MOORE
NOTARY PUBLIC AT LARGE
RUTHERFORD CO. TENN.

WARRANTY DEED

P-TRA-10-2848

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,900.00

Lori J. Womble
Affiant

Subscribed and sworn to before me, this 2nd DAY OF March, 2011.

Mark Moore
Notary Public

MY COMMISSION EXPIRES: 12.21.2014
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephanie J. Bomar	Suntrust Mortgage, Inc.	
2848 Rader Ridge Court	(NAME) 401 Commerce St., Suite 6100	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Nashville, TN 37219	149100A01200CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DORIS PEDRAZA-GONZALEZ, A SINGLE WOMAN FORMERLY KNOWN AS DORIS P. CARVER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto STEPHANIE J. BOMAR , A SINGLE PERSON, hereinafter called the Grantee(s), their heirs and assigns, that 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. 12 on the Plan of PEBBLE TRAIL VILLAS PUD, of record in Plat Book 9700, Pages 721 & 722, Register's Office for said County, reference to which is hereby made for a more complete description.

Being the same property conveyed to DORIS P. CARVER, A SINGLE WOMAN by Deed from DARRIN R. GEARHEART, UNMARRIED, dated 04/24/2004 and filed for record on 05/03/2004 in Instrument 200405030049959, Register's Office for DAVIDSON County, Tennessee.

Doris P. Carver is now known as Doris Pedraza-Gonzalez. Pursuant to an Application filed with the Secretary of Homeland Security, a Certificate of Naturalization was issued by the U.S. District Court Middle District of TN on November 21, 2008 granting citizenship to Doris Pedraza Gonzalez.

unimproved ( )

This is improved (X) property, known as 2848 RADER RIDGE COURT, ANTIOCH, Tennessee 37013-5748
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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/our hand(s) this 2nd day of March, 2011.

Doris Pedraza-Gonzalez

BILL GARRETT, Davidson County
Trans:T20110013466 DEEDWARR
Recvd: 03/07/11 11:15 2 pgs
Fees:13.00 Taxes:447.33
20110307-0017887

STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 2nd day of March, 2011, before me personally appeared Doris Pedraza-Gonzalez, a single woman` to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 2nd day of March, 2011.

Notary Public

My Commission Expires: 10·16·11

(SEAL)

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959