Prepared by:
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BILL GARRETT, Davidson County
Trans:T20130081673 DEEDWARR
Recvd: 09/20/13 10:48 2 pgs
Fees:13.00 Taxes:344.10

20130920-0099249

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $93,000.00

Amanda Harden
Affiant

Subscribed and sworn to before me, this 18th day of September 2013.

Dana Ellsworth
Notary Public
My commission expires: 10/18/2016

DANA ELLSWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Sarah Mae Whitaker 311 April Lane Nashville, TN 37211	SuBe Mortgage Corporation 9311 San Pedro, Suite 100 San Antonio, TX 78216	16104005300

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Derrick G. Sandoval, a married man hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Sarah Mae Whitaker, an unmarried person hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 13 on the Map of April Lane Subdivision of record in Book 2330, page 132, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Derrick G. Sandoval by deed from Thomas E. Anderson of record in Instrument No. 20061128-0146785, dated 11/15/06, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2013 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of April Lane Subdivision of record in Book 2330 Page 132, Register's Office for Davidson County, Tennessee 3) Restrictions of record in Book 2703, page 283, and amended in Book 4714, page 1, Book 4704, page 718, Register's Office for Davidson County, Tennessee

This property is improved property known as 311 April Lane, Nashville,Tennessee 37211

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 18th day of September, 2013.

Derrick G. Sandoval

Michelle D. Sandoval, who joins in this conveyance for the sole Purpose of conveying any marital interest that she may have

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Derrick G. Sandoval and Michelle D. Sandoval , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 18th day of September, 2013.

Notary Public

My Commission expires: January 11, 2014

FILE NO: 07889

SHERI ENGEL
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY