Prepared by:
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Attorney at Law
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $111,900.00

Affiant

Subscribed and sworn to before me, this 29 day of February 2016.

Notary Public
My commission expires: 2/25/19

Davidson County DEEDWARR
Recvd: 03/02/16 13:57 3 pgs
Fees:18.00 Taxes:414.03
20160302-0020047

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Derrick Sandoval | CedarStone Bank | 03311001100 |
| 308 Fairbanks | PO Box 724 | |
| Goodlettsville TN 37072 | Lebanon, TN 37088-0724 | |

## 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 Margie M. Gamble hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Derrick Sandoval and wife, Michelle D. Sandoval 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:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Blair Manor, of record in Book 3300, page 32, Register's Office for Davidson County, Tennessee. Said Lot No. 26 fronts 100.96 feet on the westerly side of Fairbanks Road and Extends back 326.54 feet on the northerly line and 334.21 feet on the southerly line to a dead line in the rear, measuring 149.40 feet thereon.

Being the same property conveyed to David L. Gamble and Margie M. Gamble by Quitclaim deed from Ben S. Gamble and Euiola S. Gamble of record in Book 4408, page 500 dated 04/03/1970, Register's Office for Davidson County, Tennessee. The said David L. Gamble died on December 19 2014, leaving his wife, Margie M. Gamble, as the surviving tenant-at-law or owner by right of survivorship.

This conveyance is made subject to the following: 1) 2016 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Blair Manor of record in Book 3300 Page 32, Register's Office for Davidson County, Tennessee 3) Restrictions of record in Book 3313, page 396, and amended in Book 3315, page 571, Register's Office for Davidson County, Tennessee

This property is improved property known as 308 Fairbanks, Goodlettsville, Tennessee 37072

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 29th day of February, 2016.

Margie M. Gamble
Margie M. Gamble

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 Margie M. Gamble, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 29th day of February, 2016.

Notary Public

My Commission expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 09284

I, Dana Thomas, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me a notary for this county and state, Dana Thomas, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 7/29/18

CYNTHIA A. BADGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY