Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

STATE OF Virginia
COUNTY OF Augusta

The actual consideration or value, whichever is greater, for this transfer is $77,900.00

David A. Soper
Claudia R. Soper
Affiant

Subscribed and sworn to before me, this 31st day of March, 2009.

Ronda M. Aistrop
Notary Public

My commission expires: 6/30/2010

RONDA M. AISTROP
Notary Public
Commonwealth of Virginia
107990
My Commission Expires Jun 30, 2010

(Notary Stamp)

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20090024073 DEEDWARR
Recvd: 04/13/09 11:25 2 pgs
Fees:13.00 Taxes:288.23
20090413-0032910

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Ana V. Luque	**Countrywide Bank, FSB**	**Map 148, Group 15-0, Parcel 183.00**
229 Panamint Drive	**PO Box 961206, FTWX-22**	
Antioch, TN 37013	**Fort Worth, TN 76161**	

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 ACKNOWLEDGE, WE,

David A Soper and Claudia R. Soper, the heirs at law of Todd C. Soper

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ana V. Luque, unmarried

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:

Land in Davidson County, Tennessee, being Lot No. 24 on the Revised Plan of Haywood Forest, of record in Plat Book 5200, page 2, 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 Todd C. Soper, unmarried, by Warranty Deed, from Jasper E. West and wife, Lois A. West, of record in Book 9927, page 808, Dated January 25, 1996, Register's Office for Davidson County, Tennessee. Todd C. Soper has since died intestate and David A. Soper and Claudia R. Soper were found to be his heirs at law in the Probate Court for Davidson County, Tennessee, Case No. 08P1734.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 5200, page 2, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 5120, page 742, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

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 is property known as 229 Panamint 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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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/our hand(s) this 31st day of March, 2009.

David A. Soper

David A. Soper, heir at law of Todd Charles Soper

Claudia R. Soper

Claudia R. Soper, heir at law of Todd Charles Soper

STATE OF Virginia
COUNTY OF Augusta

Personally appeared before me, the undersigned, a Notary Public for the state and county the aforesaid, David A. Soper, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of March, 2009.

RONDA M. AISTROP
Notary Public
Commonwealth of Virginia
107990
My Commission Expires Jun 30, 2010

Ronda M. Aistrop
Notary Public

My Commission Expires: 6/30/2010

STATE OF Virginia
COUNTY OF Augusta

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Claudia R. Soper, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of March, 2009.

My commission expires: 6/30/2010

Ronda M. Aistrop
Notary Public

RONDA M. AISTROP
Notary Public
Commonwealth of Virginia
107990
My Commission Expires Jun 30, 2010

File #: **09304-SH**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027