

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 124,500.00

Affiant

Subscribed and sworn to before me, this 30th day of April, 2013.

Notary Public

My commission expires: MAR 0 8 2016

THIS INSTRUMENT WAS PREPARED BY
SIGNATURETITLE SERVICES, LLC
2070 LEBANON ROAD
LEBANON, TN 37087

Davidson County DEEDWARR
Recvd: 05/01/13 10:57 3 pgs
Fees:18.00 Taxes:460.65
20130501-0043553

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
MARVEYA L. GOOCH	Peoples Home Equity	**053090B16200CO**
1572 JOE PYRON DR	150 N. Seven Oaks	
MADISON, TN 37115	Knoxville, TN 37922	

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,

ALICIA TEASLEY, UNMARRIED

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

MARVEYA L. GOOCH, 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:

BEING LOT NO. 152 ON THE PLAN OF CUMBERLAND STATION, SECTION 4, AS OF RECORD IN INSTRUMENT NO. 200410180124620, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO ALICIA TEASLEY, UNMARRIED, BY CASH DEED FROM THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT DATED 06/01/2012 RECORDED ON 06/12/2012 IN INSTRUMENT NO. 20120612-0051294 SAID REGISTER'S OFFICE FOR SAID COUNTY.

ALSO BEING THE SAME PROPERTY CONVEYED TO THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT BY WARRANTY DEED FROM U.S. BANK, NATIONAL ASSOCIATION, DATED 12/02/2010 RECORDED ON 02/27/2012 SAID REGISTER'S OFFICE FOR SAID COUNTY.

ALSO BEING THE SAME PROPERTY CONVEYED TO U.S. BANK, NATIONAL ASSOCIATION, BY SUBSTITUTES TRUSTEES DEED FROM J. PHILLIP JONES DATED 11/19/2010 RECORDED ON 11/23/2010 SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 1572 JOE PYRON DR, MADISON, TN 37115.

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 and assigns forever; and we do covenant with 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 30th day of April, 2013.

ALICIA TEASLEY

_____

_____

_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, ALICIA TEASLEY, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of April, 2013.

Notary Public

My Commission Expires: 1/26/16

LELAND L. COLEMAN, JR.
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMM. EXP.
SUMNER COUNTY

Certificate of Authenticity

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

Jennifer C Cole
Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer C. Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Maxine J Rucker
Notary's Signature

My Commission Expires: MAR 0 8 2016

Notary's Seal (If on paper)

