BILL GARRETT, Davidson County
Trans:T20140018684 DEEDWARR
Recvd: 03/20/14 11:25 2 pgs
Fees:13.00 Taxes:857.66
20140320-0022992

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $231,800.00.

Affiant

Subscribed and sworn to before me, this 14th day of March, 2014.

Notary Public

My commission expires: 3/2/15

JANEL L. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Matthew Eleam and Sarah Eleam	Mortgage Investors Group	**Map\Parcel: 182-01-0-A-030.00CO**
132 Sundown Court	8320 E. Walker Springs Lane Ste. 200	
Antioch, TN 37013	Knoxville, TN 37923	

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,

Damon W. Goude and wife, Sarah L. Goude

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

Matthew Eleam and wife, Sarah Eleam

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. 187 on the Plan of Section One of Phase One, Sunset Hills RS-10 Subdivision, Cluster Lot Option, of record in Instrument No. 20070607-0068102, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property .Being the same property conveyed to Damon W. Goude and wife, Sarah L. Goude by Warranty Deed from TR&D Homes, Inc., a Tennessee Corporation of record at Instrument No. 20080225-0017710, Register's Office for Davidson County, Tennessee, dated February 21, 2008 and recorded on February 25, 2008.

This property is known as 132 Sundown Court, Antioch TN 37013

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees;

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 improved property known as 132 Sundown Court 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 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 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 14th day of March, 2014.

Damon W. Goude

Sarah L. Goude

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Damon W. Goude and Sarah L. Goude the within named grantors, with whom I am personally acquainted (or who proved to me his/her/their identity on the basis of satisfactory evidence), and who acknowledged that they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of March, 2014.

Notary Public

My Commission Expires: 3-3-15

File #: **314001MG**
RECORD & RETURN TO:
Solomon \ Parks Title & Escrow, LLC
8119 ISABELLA LANE, SUITE 105
BRENTWOOD, TN 37027

J. CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 3, 2015