BILL GARRETT, Davidson County
Trans:T20140059267 DEEDWARR
Recvd: 08/13/14 08:54 2 pgs
Fees:13.00 Taxes:395.53
20140813-0072918

ADDRESS NEW OWNERS and SEND TAX BILLS:

JUDITH R. STRUKSNES
909 Riverchase Blvd.
Madison TN 37115

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
52 - 2 - 274

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, **EDGAR A. SOAPES,** hereinafter called GRANTOR, has this day bargained and sold and by these presents transfers and conveys to **JUDITH R. STRUKSNES,** hereinafter called GRANTEE, her heirs, successors and assigns forever, the following described property, to wit:

LAND in Davison County, Tennessee, being Lot No. 2 on the Resubdivision of Lots 34 and 35, Revised Map of Rainbow Terrace Subdivision, of record in Book 6200, Page 43, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING a part of the same property conveyed to Edgar A. Soapes from David L. Kelley by deed recorded June 12, 1987 in Book 7104, Page 328, Register's Office for Davison County, Tennessee.

THIS IS NOT THE RESIDENCE OF THE GRANTOR.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 716 Blackstone Avenue, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEE, her heirs, successors and assigns, forever.

GRANTOR covenants with GRANTEE that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTOR further covenants and binds himself, his heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, her heirs, successors and assigns against the lawful claims of all persons whomsoever.

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Executed on this 11 day of August, 2014.

Edgar A. Soapes
EDGAR A. SOAPES

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, EDGAR A. SOAPES, the within named bargainors 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 at office this 11 day of August, 2014.

NOTARY PUBLIC

My Commission Expires: 6/26/17

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $106,900.00.

Edgar A. Soapes
AFFIANT

Subscribed to and sworn before me, this the 11 day of August, 2014.

NOTARY PUBLIC

My Commission Expires: 6/26/17

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989