WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140065370 DEEDWARR
Recvd: 09/03/14 12:48 2 pgs
Fees:13.00 Taxes:721.50
20140903-0080430

ROBERT WESLEY BROWN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Jessica M Warren
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15TH DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES: 12/2014
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Megan L. Autry, a single woman	Megan L. Autry	181-3-A-70.00co
(NAME)	(NAME)	
104 Nantahala Court	104 Nantahala Court	
(ADDRESS)	(ADDRESS)	
Antioch 37013	Antioch TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Ninety-Five Thousand And No/100 Dollars ($195,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Leah Rose Sopko and Matthew Stephen Sopko, wife and husband**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Megan L. Autry, a single woman**, hereinafter called the Grantee, her 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. 70 on the Plan of Indian Creek Estates, Section Two, of record in Plat Book 9700, page 558-559, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description thereof.

Being the same property conveyed to Leah Rose Sopko and Matthew Stephen Sopko, wife and husband, and Michael William Susi and Gail Ann Susi, husband and wife, by Warranty Deed dated November 17, 2008 from Steven Belcher and wife, Julie Belcher and filed of record in Instrument No. 20081119-0113987, Register's Office for Davidson county, Tennessee. By Qutclaim Deed of record in Instrument No. 20100503-0033500, said Register's Office, Michael William Susi and Gail Ann Susi conveyed all of their right, title and interest in subject property to Leah Rose Sopko and Matthew Stephen Sopko, wife and husband.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: SPH-140980

This is improved property, known as 104 Nantahala 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 Grantee, her heirs and assigns forever; and we do covenant with the said Grantee 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 Grantee, her 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 our hands this 15th day of August, 2014.

Leah Rose Sopko

Leah Rose Sopko

Matthew Stephen Sopko

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Leah Rose Sopko and Matthew Stephen Sopko, wife and husband, 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 and official seal, this the 15th of August, 2014.

Deanna D Johnson

Notary Public

My Commission Expires: 5/13/2018

(SEAL)

DEANNA DAWN JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DEKALB COUNTY
My Commission Expires 5/13/18

File Number: SPH-140980