BILL GARRETT, Davidson County
Trans:T20150008076 DEEDWARR
Recvd: 02/02/15 14:00 2 pgs
Fees:13.00 Taxes:488.40

20150202-0009581

ADDRESS NEW OWNERS and
SEND TAX BILLS:
TERRY W. AVRIL and wife,
PATRICIA T. AVRIL
P O Box 1541
Madison TN 37116

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

MAP PARCEL NUMBER:
52 - 2 - 182

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 and wife, BECKY H. SOAPES,** hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to **TERRY W. AVRIL and wife, PATRICIA T. AVRIL,** hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

LAND in Davidson County, Tennessee, being the west 20 feet of Lot No. 35 and the east 40 feet of Lot No. 36, Block "A", on the Revised Plan of Rainbow Terrace, of record in Book 1130, Page 85, Register's Office for said County.

SAID part of said lots adjoin and front together 70 feet on the southerly side of Blackstone Avenue and run back between parallel lines 150 feet to a dead line.

BEING the same property conveyed to Edgar A. Soapes from David L. Kelley by deed recorded January 12, 1987 in Book 7104, Page 326, Register's Office for Davidson County, Tennessee. Becky H. Soapes, wife of Edgar A. Soapes, joins in this conveyance for the purpose of conveying all her marital right, title and interest in said property.

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

This is improved property known as 712 - 714 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 GRANTEES, their heirs, successors and assigns, forever.

GRANTORS covenant with GRANTEES that they are 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.

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

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 29 day of ~~February,~~ January 2015.

Edgar A Soapes
EDGAR A. SOAPES

Becky H. Soapes
BECKY H. SOAPES

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, EDGAR A. SOAPES and wife, BECKY H. 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 29 day of ~~February~~ January, 2015.

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 $132,000.00.

Patricia T. Arnold
AFFIANT

Subscribed to and sworn before me, this the 29 day of ~~February~~ January, 2015.

NOTARY PUBLIC

My Commission Expires: 6/26/17

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

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