(6)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150028179 DEEDWARR
Recvd: 04/15/15 10:24 3 pgs
Fees:18.00 Taxes:740.00
20150415-0033184

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Kathleen A. Blier
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF APRIL, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT 18, 2017

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David A. Blier	Academy Mortgage Corporation	
(NAME)	(NAME)	
1600 Neelys Bend Rd.	1220 East 7800 South	063 193.00
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Sandy, UT 84094	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **EDGAR A. SOAPES, ROBERT A. SOAPES, SARAH B. BRIGGS, LILA S. SINCLAIR, AND AMANDA JOANNE SOAPES**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID A. BLIER AND JANICE CHAFFIN BLIER, HUSBAND AND WIFE,** 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 the 11th, formerly the 19th, Civil District of said County and State, being Lot No. 5 on the plan of the L. C. Huffines 65-acre tract, not of record described according to a survey made by Lewis D. Justice, Surveyor, November 18, 1948, as follows:
Beginning at a point in the center of a tract of land owned by Anderson, said point being also the common corner of Lots Nos. 4 and 5 on said plan; thence with the line between said Lots Nos. 4 and 5, South 71° 23' West 1235.9 feet to a stake in the Eastern boundary line of Lot No. 1 on said plan; thence with the line between said Lots Nos. 1 and 5, North 12° 30' West 178 feet to the Southwest corner of Lot No. 6 on said plan; thence with the line between said Lots Nos. 5 and 6, North 71° 23' East 1226.6 feet to a spike in the center of said Neely's Bend Road; thence with the center of Neely's Bend Road, South 15° 30' East 178 feet to the beginning, containing 5.03 acres more or less.

Being the same property conveyed to Edgar A. Soapes, Phillip E. Soapes, Lila S. Sinclair, Robert A. Soapes and Sarah B. Briggs heirs at law of Frances A. Soapes (aka Frances Aline Hill-Soapes), Phillip E. Soapes predeceased Frances A. Soapes on October 5, 2008, leaving Amanda Joanne Soapes as his only heir at law, by Affidavit of Heirship as recorded on the 30th day of September, 2014 in Instrument No. 20140930-0089884 and Scrivener's Affidavit of record in Instrument No. 20150415.0033179, said Register's Office; Last Will and Testament as recorded on the 6th day of May, 2014 in Instrument No. 20140506-0038452; Quitclaim Deed from Aline Hill Soapes to Aline Hill Soapes and husband, Edgar P. Soapes, Jr., as tenants by the entirety as recorded on the 24th day of November, 1997 in Deed Book 10694, Page 5; Affidavit of Heirship as recorded on the 23rd day of October, 1997 in Deed Book 10655, Page 632; Quitclaim Deed from Frances Aline Soapes, Trustee to A. C. Peach as recorded on the 20th day of October, 1983 in Deed Book 6160, Page 291 and Warranty Deed from Bernice Odell Moore and wife, Claire Craddock Moore to Carney Peach and wife, Mildred Peach as recorded in Deed Book 3130, Page 337, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) 2015 real property taxes; (b) Gas/Electrical/Plumbing Permit of record in Book 11471, page 172, said Register's Office.

This is improved X unimproved property, known as 1600 Neelys Bend Rd., Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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.

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my hand this 13th day of April, 2015.

EDGAR A. SOAPES

ROBERT A. SOAPES, BY: ALLEN SOAPES, ATTORNEY IN FACT

SARAH B. BRIGGS, BY: ALLEN SOAPES, ATTORNEY IN FACT

LILA S. SINCLAIR, BY: ALLEN SOAPES, ATTORNEY IN FACT

AMANDA JOANNE SOAPES, BY: ALLEN SOAPES, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edgar A. Soapes, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 13 day of April, 2015.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of April, 2015, before me personally appeared Allen Soapes, to me known to be the person who executed the foregoing instrument on behalf of Robert A. Soapes, Sarah B. Briggs, Lila S. Sinclair, and Amanda Joanne Soapes and acknowledged that he executed the same as the free act and deed of Robert A. Soapes, Sarah B. Briggs, Lila S. Sinclair, and Amanda Joanne Soapes.

Witness my hand and official seal at Nashville, Tennessee this 13 day of April, 2015.

Commission expires:

Notary Public

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017