Davidson County DEEDWARR
Recvd: 08/13/15 16:29 3 pgs
Fees:18.00 Taxes:695.23
20150813-0081425

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $187,900.00.

Affiant

Subscribed and sworn to before me, this 11th day of August, 2015.

Notary Public
My commission expires: 3/3/19

CASSIE LOVVORN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

05-1507-66631

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Lyndsey G. Godwin 1204 Cheyenne Ct Madison TN 37115	Mortgage Investors Group 8320 East Walker Springs Lane Knoxville, TN 37923	052-12-0-112.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Edgar A. Soapes and wife, Becky H. Soapes**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Lyndsey G. Godwin, an unmarried woman**, hereinafter called the Grantees, their successors 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. 69, on the Plan of Section 2, Sequoia Valley, of record in Book 3700, Page 114, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Edgar A. Soapes and wife, Becky H. Soapes by deed from R. E. Coursey and wife, Geneva D. Coursey, dated July 28, 1977, recorded July 29, 1977, of record in Book 5176, Page 977, Register's Office for Davidson County, Tennessee.
>
> 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 property is improved property known as 1204 Cheyenne Ct, Madison, TN 37115.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

XEAS

XBHS

WITNESS my hand this 11th day of August, 2015.

Edgar A. Soapes

Becky H. Soapes

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Edgar A. Soapes and Becky H. Soapes**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 11th day of August, 2015.

Hutch Henderson
State of Tennessee at Large

My Commission expires: 04/17/16

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

I, Robyn DuBray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Pamela Jo Smithson, a notary public for this county and state, Robyn DuBray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:3/20/18

