07-07-017-D

This Instrument Prepared By:
Rebecca T. Garland, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Amanda Sotiriadis
7225 Legacy Drive
Antioch, TN 37013

SEND TAX BILL TO:
Mortgagee

Davidson County DEEDWARR
Recvd: 07/25/07 08:13 2 pgs
Fees:13.00 Taxes:645.65
20070725-0087932

MORTGAGEE:
Countrywide Home loans
801 Crescent Drive, Ste. 510
Franklin, TN , 37067

MAP 182-6A
GROUP
PARCEL 233CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Lonnie C. Edwards and wife, Keisha D. Edwards,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Amanda Sotiriadis**, 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. 243 on the Plan of Old Hickory Hills, Phase Two, Section Three, of record in Instrument No. 20040420-0044507,and corrected in Instrument No. 20041102-0132043, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Lonnie C. Edwards and wife, Keisha D. Edwards by deed from The Craig Company of record in Instrument no. 20050105-0001606, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Declaration of Covenants, Conditions, and Restrictions of Old Hickory Hills of record in Instrument No. 20020116-0006750, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.

This conveyance is further made subject to real property taxes for 2007 and subsequent years.

This is **improved** property known as **7225 Legacy Drive, Antioch, Tennessee 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, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and 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 the **20th** day of **July, 2007.**

Lonnie C. Edwards

Keisha D. Edwards

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Lonnie C. Edwards and wife, Keisha D. Edwards**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 20th day of July, 2007.

Rebecca T. Garland
NOTARY PUBLIC

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 5/23/2009

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $174,500.00.

AFFIANT

Subscribed and sworn to before me on this 20th day of July, 2007.

~~Rebecca T. Garland~~
NOTARY PUBLIC

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires: 5/23/2009

I, the undersigned, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

PETER WEISS

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, **PETER WEISS** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 01/03/11

Notary Public

FILES KENNEDY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON