RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-16120080

Davidson County DEEDWARR
Recvd: 01/10/17 15:41 3 pgs
Fees:18.00 Taxes:684.50
20170110-0002988

WARRANTY DEED

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 9th day of January, 2017

Notary Public

MY COMMISSION EXPIRES: 1-26-19

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barry G. Goodwin and Angela Leigh Goodwin **2325 Elliston Place, Unit # 104** **Nashville, TN 37203**	SWBC Mortgage 9311 San Pedro #100 San Antonio, TX 78216	**092-15-OA-104.00 CO**

FOR AND IN 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,

Kedas Management, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Barry Goodwin and Angela Goodwin, 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 Davidson County, Tennessee, being Unit No. 104 of Elliston Place Quarters, a as described in the Master Deed and By-Laws establishing a Horizontal Property Regime with respect to Elliston Place Quarters, of record in Book 6657, Page 72, as amended in Book 7232, Page 259, in the Register's Office for Davidson County, Tennessee, together with the undivided interest in the common elements as described in the Master Deed appurtenant to the said unit, to which reference is made to said Master Deed for a more complete and accurate description.

BEING the same property conveyed to Kedas Management, LLC by Warranty Deed from R. Todd Mingle, unmarried, and Anthony Todd Daniel, dated 8/30/11 and recorded 9/8/11 in Instrument No. 20110908-0069558, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **2325 Elliston Place, Unit # 104, Nashville, TN 37203**
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.

16-28-30

Witness our hands this 9th day of January, 2017.

Kedas Management, LLC

BY: _____

Deborah K. Dekazos, Manager

STATE OF ~~TEXAS~~ FLORIDA

COUNTY OF VOLUSIA

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Deborah K. Dekazos with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Manager of Kedas Management, LLC the within named bargainor, and corporation, and that she as such Manager being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Deborah K. Dekazos as such Manager

Witness my hand and official seal at office at DAYTONA PORT ORANGE FLORIDA ~~Texas~~ on this the 9th day of January, 2017.

Commission Expires: 01-13-2021

_____

Notary Public

GINGER A. COOK
Notary Public - State of Florida
Commission # GG 056143
My Comm. Expires Jan 13, 2021

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

