THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

File# 10499

Bill Garrett Davidson County
Batch# 71958 DEEDWARR
03/21/2018 04:20:30 PM 3 pgs
Fees: $18.00 Taxes: $906.50
20180321-0026903

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Keishia Gooden and Jarremy Gooden 7225 Legacy Drive Antioch, Tennessee 37013	Southwest Funding, LP. 13150 Coit Rd. Suite 100 Dallas, Tx. 75240	182-06-OA-233.00 CO

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **AMANDA SOTIRIADIS AND HUSBAND, AARON C. SOTIRIADIS**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **KEISHIA GOODEN AND HUSBAND, JARREMY GOODEN**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property 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. 20041021-0126628, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Amanda Sotiriadis and Aaron C. Sotiriadis, wife and husband, by Quitclaim Deed from Amanda Sotiriadis, of record in Instrument No. 20130422-003987, recorded 4/22/2013, Register's Office for Davidson County, Tennessee.

This property is commonly known as **7225 Legacy Drive, Antioch, TN 37013**.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 9TH day of **March, 2018**:

Amanda Sotiriadis
Amanda Sotiriadis

Aaron C. Sotiriadis

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **AMANDA SOTIRIADIS AND AARON C. SOTIRIADIS**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 9 day of March, 2018:

Notary Public

My Commission Expires: 5/23/18



STATE OF TENNESSEE

COUNTY OF WILLIAMSON

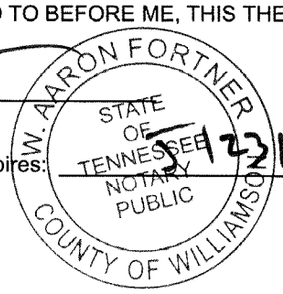
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $245,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 9 DAY OF MARCH, 2018:

Notary Public

My Commission Expires: 5/23/18



Certification of Authenticity

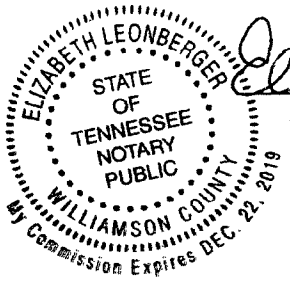
I, Kim Hollingshead, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kim Hollingshead

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public for this county and state, Elizabeth Leonberger, of Williamson County, who acknowledges that this certification of an electronic document is true and correct and Kim Hollingshead signature in which I have witnessed.



Notary Public

My Commission Expires: 12-22-19

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).