(1) Return to: Bridgehouse Title

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2013.

Notary Public

MY COMMISSION EXPIRES: May 23, 2016 1-9-14

(AFFIX SEAL)

MELANIE D. DURAND STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN My Commission Expires Jan. 9, 2014

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Memorial Title, LLC, 2630 Memorial Blvd., Ste 203, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Davar Vafaee	SWBC Mortgage Corp.	171120A03900CO
(NAME)	(NAME)	
716 Palmetto Court	9311 San Pedro, Ste. 100	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Albert Woodard III and Nancy Washington Woodard**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Davar Vafaee and Farahnaz Vafaee, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot 38 on the plan of Section Two, Addition to Breland Park at Saddlewood, a copy of which is filed for record in Book 7900, Page 963, Register's Office for said County.

Said Lot No. 38 fronts 88.83 feet along the broken northwesterly margin of Palmetto Court and extends back 136.61 feet on the southwesterly line and 128.83 feet on the northeasterly line to a broken line in the rear measuring 97.66 feet thereon.

Being the same property conveyed to Albert Woodard, III and spouse, Nancy Washington Woodard by Deed from Richard L. McGlothlin and spouse, Carol H. McGlothlin, dated 11/09/2001 and filed for record on 11/13/2001 in Instrument 200111130124315, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1. All matters as set forth per Book 7900, Page 963; 2. Restrictions of record in Book 8891, Page 850, Book 9642, Page 398, Book 9480, Page 387 and Book 9670, Page 494; 3. By-Laws of record in Book 8891, Page 869; 4. Agreement for Dedication of Easement for Sanitary Sewer And/or Storm Drainage of record in Book 7883, Page 311; 5. Codes Aministration Agreement of record in Book 6012, Page 981, said Register's Office.

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) building restrictions, and (5) other matters of public record.

unimproved ☐

File No.: 01451-1416
SMG TN Warranty Deed

BILL GARRETT, Davidson County
Trans: T20130018344 DEEDWARR
Recvd: 03/06/13 10:40 2 pgs
Fees: 13.00 Taxes: 1110.00

20130306-0022244

thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 28th day of February, 2013.

Albert Woodard III

Nancy Washington Woodard

State of Tennessee
County of Williamson

Personally appeared before me Albert Woodard III and Nancy Washington Woodard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of February, 2013.

Notary Public Carol M. Holmes
My Commission Expires: May 23, 2016

RETURN TO:
Memorial Title, LLC
2630 Memorial Blvd., Ste 203
Murfreesboro, TN 37129

