South Caroline

STATE OF ~~TENNESSEE~~
COUNTY OF ~~WILLIAMSON~~ Beaufort

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $187,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2013.

Notary Public

MY COMMISSION EXPIRES: 3/8/2015

(AFFIX SEAL)

NATHAN DAVIS COMM. EXP. NOTARY PUBLIC November 4, 2019 SOUTH CAROLINA

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sagvan T. Azzu	Primary Residential Mortgage, Inc.	173090B06600CO
(NAME)	(NAME)	
6353 Sunnywood Drive	6400 Legacy Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Plano, TX 75024	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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,

CANDACE WOODSON,

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

SAGVAN T. AZZU,

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 Lot No. 228 on the Plan of Section Two, Barnes Cove, a Planned Unit Development, of record in Instrument Number 20040604-0065966, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Candace Woodson and Glenn M. Woodson by deed from Capitol Homes Inc., a Tennessee Corporation recorded on April 8, 2005, in Instrument No. 20050408-0038737, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Candace Woodson by Order of Default in the Chancery Court for Davidson County Tennessee at Nashville Docket No. 13-22-111 and filed of record at Instrument No. 20130610-0058745, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by 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 governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 6353 Sunnywood Drive, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

CW Initials

BILL GARRETT, Davidson County
Trans: T20130048260 DEEDWARR
Recvd: 06/10/13 13:43 2 pgs
Fees: 13.00 Taxes: 693.75

20130610-0058746

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

Witness my/our hand(s) this 31st day of May, 2013.

Megan D. Sordi

Courtney Hayes

Candace Woodson

Candace Woodson

STATE OF South Carolina

COUNTY OF Beaufort

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Candace Woodson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at on this 31st day of May, 2013

Commission expires: 11/4/19

NATHAN DAVIS COMM. EXP NOTARY PUBLIC November 4, 2019 SOUTH CAROLINA

Notary Public

Map & Parcel: 173090B06600CO
Property: 6353 Sunnywood Drive, Antioch, TN 37013