Warranty Deed

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-3-2021	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $345,000.00. Affiant Subscribed and sworn to before me, this the 24th day of July, 2019. Notary Public My commission expires: 5-3-21

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Benjamin Azzi Megan Azzi	SWBC MORTGAGE	072-03-0-093.00
1313 McChesney Avenue	9311 SAN PEDRO #100	
Nashville, TN 37216	SAN ANTONIO, TX 78216	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ROBERT M. AZZI AND CYNTHIA E. AZZI, TRUSTEES OF AZZI LIVING TRUST DATED MARCH 1, 2011**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BENJAMIN AZZI AND MEGAN AZZI, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 1 on the Plan of First Revision, Resubdivision of Lot 208 Inglewood Place of record in Plat at Instrument No. 20120816-0073615, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Azzi Living Trust dated 3/1/11 Robert M. Azzi, Trustee and Cynthia E. Azzi, Trustee by Warranty deed from Terri Borders, a married woman of record in Instrument No. 20120329-0026549, Register's Office for Davidson County, Tennessee, dated March 27, 2012 and recorded on March 29, 2012.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1313 McChesney Avenue Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

Karen Johnson Davidson County
Batch# 263679 DEEDWARR
07/29/2019 04:02:07 PM 2 pgs
Fees: $13.00 Taxes: $1,276.50

20190729-0074629

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 24th day of July, 2019.

Azzi Living Trust dated March 1, 2011

By: Robert M Azzi
Robert M. Azzi, Trustee

By: Cynthia E Azzi
Cynthia E. Azzi, Trustee

STATE OF Kansas
COUNTY OF Johnson

On this 24th day of July, 2019, before me personally appeared Robert M. Azzi and Cynthia E. Azzi, Trustees of Azzi Living Trust dated March 1, 2011, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24th day of July, 2019.

Susan R Brown
Notary Signature
My commission expires: 03/25/2022

NOTARY PUBLIC - State of Kansas
SUSAN R BROWN
My Appt. Expires 03/25/2022