WHEN RECORDED RETURN TO

Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-17-10801

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF JANUARY, 2018.

Rachel Marie Collins
Notary Public

MY COMMISSION EXPIRES: 3-21-20
(AFFIX SEAL)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Bill Garrett Davidson County
Batch# 50989 DEEDWARR
01/24/2018 11:24:10 AM 2 pgs
Fees: $13.00 Taxes: $888.00
20180124-0007343

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Randa S. Awad	Fifth Third Mortgage Co.	
(NAME)	(NAME)	**174-11-0A-392.00-CO**
3125 Skinner Drive	5001 Kingsley Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Cincinnati, OH 45227	
(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 consideration, the receipt of which is hereby acknowledged, **WILLIAM E. BURNS AND SHIRLEY M. BURNS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RANDA S. AWAD, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 347 on the Plan of Final Plat of Cane Ridge Farms, Phase Six, Section One of record in Plat at Instrument No. 20050209-0015098, 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 the same property conveyed to William E. Burns and Shirley M. Burns, husband and wife by Warranty deed from Greenvale Construction, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20051115-0137857 Register's Office for Davidson County, Tennessee, dated November 10, 2005 and recorded on November 15, 2005.

This conveyance is subject to:
• Taxes for the year 2018, not yet due and payable;
• Subject to all matters shown on the Plan of record as Instrument Number 20050209-0015098, Register's Office of Davidson County, Tennessee;
• Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20000905-0087103, amended in Instrument No. 20001204-0119093, Instrument No. 20010815-0088370, Instrument No. 20040319-0031603, Instrument No. 20041102-0131848 and Instrument No. 20100526-0040558, Register's Office for Davidson County, Tennessee;
• Charter for HOA of record in Instrument Number 20010816-0088852 and amended in Instrument 20010815-0088360, in the Register's Office for Davidson County, Tennessee;
• By-laws in Instrument 20000905-0087103, Register's Office for Davidson County, Tennessee;
• Conveyance of common areas in Instrument 20000905-0087103, Register's Office for Davidson County, Tennessee;
• Easement for Transmission Lines in Book 4428, page 565, Register's Office for Davidson County, Tennessee;
• Easement for Utilities in Book 5078, page 476, Register's Office for Davidson County, Tennessee;
• Easement conveyed to United Telephone Co. in Instrument 20020123-0009340, Register's Office for Davidson County, Tennessee;
• Conveyance of Common Areas of record in Instrument Number 20010815-0088361, in the Register's Office for Davidson County, Tennessee;
• Cane Ridge Farms Homeowners Association, Inc Rule Regarding Working Capital Contribution of record in Instrument Number 20160601-0055259 and in Instrument No. 20041210-0147105, in the Register's Office for Davidson County, Tennessee;
• Subject to Amendment of Restrictions of record in Instrument Number 20041102-013848, in the Register's Office for Davidson County, Tennessee;
• Grant of Transmission Line Easement of record in Book 4420, Page 36, in the Register's Office for

Davidson County, Tennessee;
- Restrictions of record as Instrument Number 20051115-0137857 in the Register's Office for Davidson County, Tennessee;
- Subject to rights of others in and to the common areas and/or elements;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3125 Skinner Dr., Antioch, Tennessee 37013**.

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), their heirs and 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 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 the 17th DAY OF JANUARY, 2018.

William E. Burns

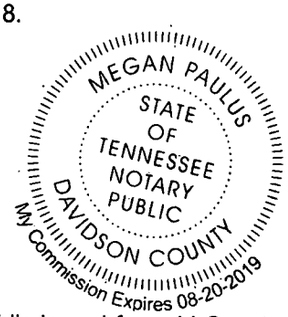
Shirley M. Burns

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 19th of January, 2018.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

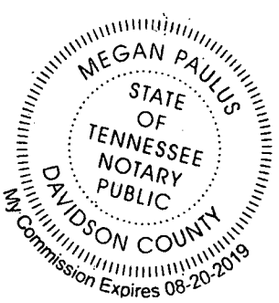


STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 19th of January, 2018.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212