WARRANTY DEED

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Y-EXIT-19-1406B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

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)
Jassin Abboud Al Issa and Laura Frances Reed		
(NAME)	(NAME)	
1406 B Otay Street	**NEW OWNER**	**072-10-4B-002.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, **SEAN AUSTIN AND RACHAEL AUSTIN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JASSIN ABBOUD AL ISSA AND LAURA FRANCES REED, HUSBAND AND WIFE,** 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, being Unit 1406B of Townhomes at 1406 Otay Street, as shown as Exhibit B of the Declaration of Covenants, Conditions and Restrictions for Townhomes at 1406 Otay Street, a Horizontal Property Regime with Private Elements, (the "Declaration") recorded on the 3rd day of May, 2016, as Instrument No. 20160503-0043255, and amended in Instrument No. 20170301-0020280, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property. This conveyance shall also include any and all rights, and ownership conferred on Units 1406A and 1406B by the Declaration.

Being the same property conveyed to Sean Austin and Rachael Austin, husband and wife by Warranty Deed from D218, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20170310-0024026 Register's Office for Davidson County, Tennessee, dated March 09, 2017 and recorded on March 10, 2017.

This conveyance is subject to:
- Taxes for the year 2019, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 32 and Instrument No. 20160413-0035395, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20160503-0043255 and amended in Instrument No. 20170301-0020280, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1406 B Otay Street, Nashville, Tennessee 37216**.

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.

Karen Johnson Davidson County
Batch# 259928 **DEEDWARR**
07/22/2019 10:14:48 AM 2 pgs
Fees: $13.00 Taxes: $1,591.00

20190722-0071526

Witness my/our hand(s) this the 18th DAY OF JULY, 2019.

Sean Austin by John Gleaves,
Attorney in Fact

Rachael Austin by John Gleaves,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SEAN AUSTIN AND RACHAEL AUSTIN, and who acknowledged he/she/they executed the same as the free act and deed of the said SEAN AUSTIN AND RACHAEL AUSTIN.

Witness my hand and official seal, this the 18th of July, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

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