This Instrument Prepared by ~~And Return to~~:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 4-BB-AR-20-734

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $200,000.00.

Affiant

Subscribed and sworn before me this the 31st day of July, 2020.

Notary Public
My commission expires:

STEPHANIE DOMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

Karen Johnson Davidson County
Batch# 449618 **DEEDWARR**
08/04/2020 02:23:41 PM 2 pgs
Fees: $13.00 Taxes: $740.00

20200804-0086282

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Fady Grant 734 Bradburn Village Way Antioch, TN 37013	New Owner	164-06-0B 230.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN YOUNG, unmarried man,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **FADY GRANT AND LINA MOAWAD,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being all of Unit No. 230, on the plan of the Town homes of Bradburn Village, Phase 2, Section I, as shown on Exhibit A of the Supplementary Declaration to Amended and Restated Declaration of Covenants, Conditions and Restrictions for the Townhomes of Bradburn Village, of record in Instrument Number 20180924-0094137, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John Young, unmarried man, by deed from Ole South Properties, Inc., a Tennessee Corporation, dated 07/19/2019, of record in Instrument No. 20190725-0073099, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 734 Bradburn Village Way, Antioch, TN 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 Grantees, their heirs successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 31st day of July, 2020.

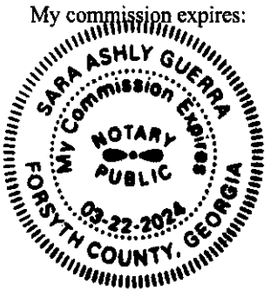
John Young

STATE OF Georgia
COUNTY OF Forsyth

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **John Young,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31 day of July, 2020.

My commission expires:



Notary Public