Karen Johnson Dav
Batch# 881789 **DEEDWARR**
06/30/2022 11:02:00 AM 2 pgs
Fees: $13.00 Taxes: $1,147.00

20220630-0076016

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: 4-19-26

(AFFIX SEAL)

SHELLY M. WALLING STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 4-19-26

Y-PR-22-734

**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) |
|---|---|---|
| **Payam Habil** | ~~New Owner~~ Payam Habil | |
| (NAME) | (NAME) | **164-06-0B-230.00-CO** |
| **734 Bradburn Village Way** | 1188 Brittany Park Lane | |
| (ADDRESS) | (ADDRESS) | |
| **Antioch, TN 37013** | Antioch TN 37013 | |
| (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, **FADY GRANT AND LINA MOAWAD, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PAYAM HABIL, AN UNMARRIED MAN,** 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 Unit No. 230 on the plan of The Townhomes of Bradburn Village, Phase 2, Section 1, as shown on the Exhibit A of the Supplementary Declaration to Amended and Restated Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180924-0094137, 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 John Young, Unmarried Man by Warranty deed from Ole South Properties, INC., A Tennessee Corporation of record in Instrument No. 20190725-0073099 Register's Office for Davidson County, Tennessee, dated July 19, 2019 and recorded on July 25, 2019.

Being the same property conveyed to Fady Grant and Lina Moawad by Warranty deed from John Young, unmarried man of record in Instrument No. 20200804-0086282 Register's Office for Davidson County, Tennessee, dated July 31, 2020 and recorded on August 04, 2020.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Covenants, Conditions and Restrictions of record in Instrument Number 20060816-0101099, amended in Instrument 20070717-0084884, amended and restated in Instrument 20070817-0098536, Instrument No. 20121109-0103798, Assignment of Developer's rights under amended and restated in Instrument No. 20170802-0078538, Scrivener's affidavit in Instrument No.20171101-0111800, supplementary declaration to amended and restated in Instrument No.20180226-0017976, second amendment in Instrument No. 20180713-0068064, Register's Office for Davidson County, Tennessee.
- Charter for HOA in Instrument 20060823-0103546, Register's Office for Davidson County, Tennessee.
- Quitclaim Deed to HOA in Instrument 20060823-0103545, Register's Office for Davidson County, Tennessee.
- Easement granted to United State of America for Transmission Line Right of Way in Instrument 20020909-0109148, Register's Office for Davidson County, Tennessee.
- Right of Way Easement to Colonial Pipeline Co. in Book 3670, page 396, Register's Office for Davidson County, Tennessee.
- Application for Greenbelt Assessment in Book 8979, pages 986 and 987, Register's Office for Davidson County, Tennessee.
- TVA Transmission Line Easement as referenced in Book 5799, page 662, Register's Office for Davidson County, Tennessee.
- Right of Way Easement to Colonial Pipeline Co. in Book 3644, page 317, Register's Office for Davidson County, Tennessee.
- Supplemental Right of Way Agreement with Colonial Pipeline Co. in Book 4579, page 913, Register's Office for Davidson County, Tennessee.

- Grant of Transmission Line Easement to United States of America in Instrument 200209050107384, Register's Office for Davidson County, Tennessee.
- Sign Lease to The Lamar Corporation in Book 7810, page 637, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement in Instrument 20060608-0068199, Register's Office for Davidson County, Tennessee.
- Easement for sanitary sewers and/or storm drainage in Instrument 20080502-0045461, Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20170206-0012425, in the Register's Office for Davidson County, Tennessee.
- Agreement Regarding Grant of Easement of record in Instrument Number 20070622-0074712, in the Register's Office for Davidson County, Tennessee.
- Corporate Conveyance of Easement of record in Instrument Number 20080807-0081447, in the 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: **734 Bradburn Village Way, 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 29th DAY OF JUNE, 2022.

Fady Grant

Lina Moawad

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FADY GRANT, 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 29th of June, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LINA MOAWAD, 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 29th of June, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY