NEW OWNER:

Issac Abdelnour
2988 Harbor Lights Drive
Nashville, TN 37217

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

New Owner

FILE NO: 16-0892

Map 043, Group 04-0-A, Parcels 018.00

Space for Recorder's Stamp
BILL GARRETT, Davidson County
Trans: T20160088191 DEEDWARR
Recvd: 10/06/16 13:10 3 pgs
Fees: 18.00 Taxes: 151.70
20161006-0105859

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Forty-One Thousand and 00/100 Dollars ($41,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **TRIPLE CROWN INVESTMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **ISSAC ABDELNOUR** ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Being all of Lot Nos. 18, on the First Revision, Final Plat of Cluster Lot Subdivision, River Landing, Section 1, Phase 1, formerly known as Windstar Estates, Section I, Phase I, as shown by plat appearing of record in Instrument No. 20060918-0115492, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete details of location and description of said lots.

BEING part of the same property conveyed to Triple Crown Investments, LLC, a Tennessee limited liability company, by Quitclaim Deed from Robinson Construction Group, LLC, a Tennessee limited liability company, dated January 10, 2012, and of record in Instrument No. 20120113-0003734, Register's Office for Davidson County, Tennessee.

This is UNIMPROVED property known as 725 River Landing Way, Old Hickory, Tennessee 37138.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 5 day of **October, 2016**.

TRIPLE CROWN INVESTMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____

Its: Member

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Billy C. Robertson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that **he** is Member of, **Triple Crown Investments, LLC** the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office this 5 day of **October, 2016**.

_____

NOTARY PUBLIC

My commission expires:

MELISSA EDDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES: JANUARY 24, 2017

****

The actual consideration or value, whichever is greater, for this transfer is $ **41,000.00** .

AFFIANT

Sworn to and subscribed to before me this 5 day of **October, 2016.**

NOTARY PUBLIC

My commission expires:

MELISSA EDDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES:
JANUARY 24, 2017