WARRANTY DEED

Bill Garrett Davidson County
Batch# 76774 DEEDWARR
04/06/2018 09:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,106.30
20180406-0032310



STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$299,000.00.**

Affiant

Subscribed and sworn to before me this 2nd day of April, 2018.

Notary Public
My Commission expires: 5-27-19
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Codi Kent	SAME	149-13-0-102.00
5001 Chadfield Way		
Nashville, TN 37013		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Triple S & A, LLC**, a Tennessee Limited Liability Company, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Codi Kent and Kyle Kent**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 108, on the Plan of Chadfield, Section One, of record in Book 7900, Page 836, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Triple S & A, LLC from WILMINGTON SAVINGS FUND SOCIETY FSB, DOING BUSINESS AS CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR BCAT 2014-4TT, by Special Warranty Deed on July 12, 2017, of record in Instrument Number 20170801-0077717, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 in the estimated amount of $2,141.46 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 149-13-0-102.00, which are not due until 10/1/2018.
- Subject to all matters on Plan of record in Plat Book 7900, Page 836, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions, and Restrictions of record in Book 9540, Page 634, Register's Office for Davidson County, Tennessee.
- Charter of Chadfield Homeowner's Association, Inc., of record in Book 9540, Page 629, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 9540, Page 673, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 9542, Page 976, Register's Office for said County; Deed of Conveyance to the Metropolitan Government and Nashville and Davidson County of record in Book 10800, Page 889, and Book 10800, Page 929, Register's Office for Davidson County, Tennessee.
- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.

This is improved property known as: **5001 Chadfield Way, Nashville, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this April 2, 2018.

Triple S & A, LLC

Atef Awad

By: Atef Awad, Chief Executive Manager

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Atef Awad, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that he is the authorized Chief Executive Member of Triple S & A, LLC , a Tennessee Limited Liability Company, the maker, that he is authorized by the maker to execute the within instrument on its behalf, and who acknowledged that he executed the within instrument, on behalf of the maker, for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 2, 2018

My commission expires 5.3.2021

Notary Public

JULIE COOKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Mitchell A. Watts, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Mitchell A Watts

Signature

State of Tennessee

County of Davidson

Personally appeared before me, W. Reid Solomon, a notary public for this county and state, Mitchell A. Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WRS

Notary's Signature

My Commission Expires: 5-27-19
Notary' Seal (if on paper)

