Bill Garrett Davidson County
Batch# 89436 DEEDWARR
05/08/2018 08:21:30 AM 3 pgs
Fees: $18.00 Taxes: $847.36
20180508-0043756

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,017.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 1st DAY OF May, 2018.

Notary Public

My Commission Expires: 5-3-2021

JULIE COATES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

(Affix Seal)

TRIPLE-H18143

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Triple S & A, LLC, A Tennessee Limited Liability Company	NEW OWNER'S Triple S & A	150-06-0A-058.00-CO
4033 Alicia Lane	614 Foster Lane	
Antioch, TN 37013	Mt. Juliet, TN 37122	

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, I/we, COMMERCIAL BANK & TRUST COMPANY, TRUSTEE OF THE GILBERTO KELLY LOPEZ IRREVOCABLE TRUST JUNE 12, 2009, by Miranda Moon, Trustee, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto TRIPLE S & A, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Exhibit A

( ) unimproved
This is (X) improved property known as 4033 Alicia Lane, 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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 1st day of May, 2018 :

Miranda Moon as Trust Officer

Commercial Bank & Trust Company, Trustee of The Gilberto Kelly Lopez Irrevocable Trust June 12, 2009, by Miranda Moon as Trustee

STATE OF Tennessee

COUNTY OF ~~Sumner~~ Henry

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the undersigned, Miranda Moon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trust Officer of The Gilberto Kelly Lopez Irrevocable Trust 06-12-09, EBT Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Gilberto Kelly Lopez Irrev. Trust, CBT as Trustee.

Witness my/our hand(s) this 1st day of May, 2018.

Keri Knott
Notary Public

My Commission Expires: 7/31/18

KERI KNOTT
STATE OF TENNESSEE
NOTARY PUBLIC
HENRY COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of the Parks at Priest Lake Subdivision, Phase Two of record in Instrument Number 20100924-0076273, as corrected in Instrument Number 20101109-0089918, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said lot.

Being the same property conveyed to Cumberland Trust and Investment Company, Trustee of the Gilberto Kelly Lopez Irrevocable Trust June 12, 2009 from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes by Special Warranty Deed on June 24, 2011, of record in Instrument Number 20110705-0051396, Register's Office for Davidson County, Tennessee. Further conveyed to Commercial Bank & Trust Company, Trustee of The Gilberto Kelly Lopez Irrevocable Trust June 12, 2009 from Cumberland Trust and Investment Company, Trustee of the Gilberto Kelly Lopez Irrevocable Trust June 12, 2009 by Quitclaim Deed on August 25, 2016, of record in Instrument Number 20160831-0091140, Register's Office for Davidson County, Tennessee.

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-3-2021

JULIE COONE NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY, TENN.

201805080043756