Karen Johnson Davidson County
Batch# 274167 DEEDWARR
08/20/2019 01:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,158.10
20190820-0083540

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 100
Brentwood, TN 37027

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 313,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF August, 2019.

Notary Public

MY COMMISSION EXPIRES: OCT 2 0 2020

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jean R. Louis	New Owner	MAP & PARCEL
5633 Seesaw Road		172-12-0B-265.00-CO
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **John Cirillo and Ruth Cirillo Trustees of the Cirillo First Amended Trust Agreement U/A dated July 18, 1998**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jean R. Louis,** _____ **and Rosette Cepoudy,** husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 181 on the Plan of Section Twelve, Bradford Hills, of record in Plat Book 7900, Page 6 and amended in Book 7900, Page 581, in the 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 Cirillo and Ruth Cirillo Trustees of the Cirillo First Amended Trust Agreement U/A dated July 18, 1998 by Warranty deed from Peggy Tolson of record in Instrument No. 20151203-0121823 Register's Office for Davidson County, Tennessee, dated November 30, 2015 and recorded on December 03, 2015.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **5633 Seesaw Road, Nashville, TN 37211.**

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this the 14th day of August, 2019.

John Cirillo and Ruth Cirillo Trustees of the Cirillo First Amended Trust Agreement U/A dated July 18, 1998

John Cirillo, Trustee

John Cirillo, Trustee

Ruth Cirillo, Trustee

Ruth Cirillo, Trustee

STATE OF Colorado
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **John Cirillo** with whom I am personally acquainted and who upon his oath acknowledged himself to be the **Trustee** of the **John Cirillo and Ruth Cirillo Trustees of the Cirillo First Amended Trust Agreement U/A dated July 18, 1998** the within named bargainor, and Trust, and that he as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **John Cirillo,** as such **Trustee.**

Witness my hand and seal this the 14th day of August, 2019.

My Commission expires 05/21/2020

Notary Public

JACOB DUCKETT
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20124031061
MY COMMISSION EXPIRES MAY 21, 2020

STATE OF Colorado
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Ruth Cirillo** with whom I am personally acquainted and who upon his oath acknowledged herself to be the **Trustee** of the **John Cirillo and Ruth Cirillo Trustees of the Cirillo First Amended Trust Agreement U/A dated July 18, 1998** the within named bargainor, and Trust, and that she as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Ruth Cirillo,** as such **Trustee.**

Witness my hand and seal this the 14th day of August, 2019.

My Commission expires 05/21/2020

Notary Public

JACOB DUCKETT
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20124031061
MY COMMISSION EXPIRES MAY 21, 2020

True Copy Certification

I, KRISTEN TRAINI, 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 TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

