(8)

WARRANTY DEED

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires October 25, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Martin Espinosa
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JUNE, 2006.

Bryan D. Spicer
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Trinii Enterprises, LLC	New Owner	082-04-0-397.00
(NAME)	(NAME)	
3409 Fairmeade Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(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, I, **Nancy B. Driver, Unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Trinii Enterprises, LLC**, a Tennessee Limited Liability Company, 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:

See Exhibit "A"

This conveyance is subject to the following: Taxes for the year 2006, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 421, page 114; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 905 McFerrin Ave., Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Davidson County DEEDWARR
Recvd: 06/23/06 14:00 3 pgs
Fees:18.00 Taxes:407.00
20060623-0075326

Witness my hand this 19th day of June, 2006.

Nancy B. Driver

Nancy B. Driver

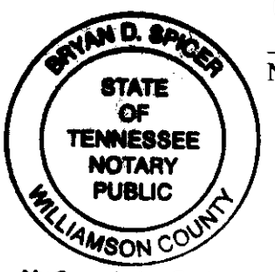
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Nancy B. Driver, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 19th day of June, 2006.

Notary Public

My Commission Expires:



My Commission Expires
October 25, 2008

File No.: 4994

EXHIBIT A

Being Lot No. 1 on the Plan of W. A. Sharpe's Revised Subdivision of A. W. Hooker's Addition to East Nashville, of Record in Book 421, page 114, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 58 feet, 8 inches, on the easterly side of McFerrin Avenue and runs back between parallel lines, with the southerly margin of Petway Avenue, 150 feet to an Alley.

Being the same property conveyed to Nancy B. Driver by Quitclaim Deed from Deborah Duncan, of record in Instrument No. 20060623 0075319, Register's Office for Davidson County, Tennessee.

AND

Being the same property conveyed to Nancy B. Driver by Quitclaim Deed from Redric Duncan, of record in Instrument No. 20060623 0075320, Register's Office for Davidson County, Tennessee.

AND

Being the same property conveyed to Nancy B. Driver by Quitclaim Deed from Floella Duncan, of record in Instrument No. 20060623 0075321, Register's Office for Davidson County, Tennessee.

AND

Being the same property conveyed to Nancy B. Driver by Quitclaim Deed from Patricia Duncan Bradford, of record in Instrument No. 20060623 0075322, Register's Office for Davidson County, Tennessee.

AND

Being the same property conveyed to Nancy B. Driver by Quitclaim Deed from Desiree A. Duncan, of record in Instrument No. 20060623 0075323, Register's Office for Davidson County, Tennessee.

AND

Being the same property conveyed to Nancy B. Driver by Quitclaim Deed from Brett D. Duncan, of record in Instrument No. 20060623 0075324, Register's Office for Davidson County, Tennessee.

AND

Being the same property conveyed to Nancy B. Driver by Quitclaim Deed from Kyshuan Duncan, of record in Instrument No. 20060623 0075325, Register's Office for Davidson County, Tennessee.

AND FURTHER

Being the same property conveyed to Patricia Duncan Bradford, Harold Duncan, Deborah Duncan, Flo Evelyn Duncan and Redric Duncan by Quitclaim Deed from Nancy B. Driver, of record in Book 8093, page 754, dated April 23, 1990, Register's Office for Davidson County, Tennessee. Harold Duncan having since died intestate and unmarried and his interest in the subject property being vested in his sole heirs at law: Brett D. Duncan, Kyshaun Duncan and Desiree A. Duncan.