(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF APRIL, 2007.

Notary Public

MY COMMISSION EXPIRES: July 20, 2008

(AFFIX SEAL)

CAROL L. McARTHUR NOTARY PUBLIC LARGE WILLIAMSON COUNTY, TN

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	SAME	071-14-0-304.00
(NAME)	(NAME)	
3409 Fairmeade Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 3718		
(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, **Deidre D. Summey, Unmarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Trinii Enterprises, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Located in Nashville, County of Davidson, State of Tennessee, to wit:

Being Lot No. 36 of Block "E" on the Plan of East View Subdivision of the Shwab property, as of record in Book 547, page 64, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Included, but specifically excluded from this conveyance is the southerly 6 feet of said lot, conveyed to the State of Tennessee for the widening of Fern Avenue.

Being the same property conveyed to Deidre D. Summey by Quitclaim Deed from Clarence Summey, of record in Book 9075, page 200, dated August 31, 1993, Register's Office for Davidson County, Tennessee and being the same property conveyed to Clarence Summey and Deidre Summey by Deed from The Secretary of Veterans Affairs, an officer of the United States of America, dated March 26, 1993, of record in Book 8897, page 112, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Davidson County Taxes for the year 2007, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantee; all matters appearing on the Plan of record in Book 547, page 64; Deed to State of Tennessee of record in Book 3127, page 81; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 25 Fern Ave., Nashville, TN 37207

(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 GRANTEE, its successors and assigns forever; and we do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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: 04/11/07 14:00 2 pgs
Fees:13.00 Taxes:259.00
20070411-0043461

Witness my hand this 6th day of April, 2007.

Deidre D. Summey

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Deidre D. Summey , Unmarried, 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 6th day of April, 2007.

CAROL McARTHUR NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Notary Public

My Commission Expires:

July 20, 2008