Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Rebecca T. Garland, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Michael D. Harrison
905 McFerrin Avenue
Nashville, Tennessee 37206

MORTGAGEE:
CityLife Lending Group, LLC
2206 21st Ave South
Nashville, TN 37212

BILL GARRETT, Davidson County
Trans:T20100014866 DEEDWARR
Recvd: 03/12/10 13:28 3 pgs
Fees:18.00 Taxes:777.00
20100312-0019111

SEND TAX BILL TO:
Mortgagee

MAP 82-4
GROUP
PARCEL 397

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Trinii Enterprises, LLC,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Michael D. Harrison and Alecia W. Harrison, husband and wife**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, 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 Plat Book 421, page 114, Register's Office, 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 Trinii Enterprises, LLC by deed dated from Nancy B. Driver dated June 19, 2006 of record in Instrument no. 20060623-0075326, Register's Office for Davidson County, Tennessee. Trinii, LLC has been dissolved. The successor to its interest is Martin Espinosa as its only member. Renita Weems, his wife, joins in this instrument to convey any interest she may have.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2010 and subsequent years.

This is **improved** property known as **905 McFerrin Avenue, Nashville, Tennessee 37206.**

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, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors 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 my hand this **the 8th** day of **March, 2010.**

Trinii Enterprises, LLC

By: Martin Espinosa

Martin Espinosa

Kenya Weems

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Martin Espinosa** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be President of **Trinii Enterprises, LLC**, the within named bargainor, a corporation, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation as such authorized officer.

WITNESS my hand and official seal this 8th day of March, 2010.

Karen C. Asplint
NOTARY PUBLIC

My Commission Expires: 7/5/2011

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared Martin Espinosa and Renita Weems with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official this 8th day of March, 2010.

Karen C. Asplint
NOTARY PUBLIC

My Commission Expires: 7/5/2011

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $210,000.00.

AFFIANT

Subscribed and sworn to before me on this 8th day of March, 2010.

Karen C. Asplint
NOTARY PUBLIC
My Commission Expires: 7/5/2011