WARRANTY DEED

AT-20100065

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $16,349.45

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 27th day of July, 2010

(Affix Seal) Notary Public

My Commission Expires: 6-12-11

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
508 AUTUMN SPRINGS COURT, SUITE 1-B
FRANKLIN, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Malika Clinkscales	SAME	071.14-0-304.00
55 Highcrest Terrace		
Roslindale, MA 02131		

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, Trinii Enterprises, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Malika Clinkscales, 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"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, 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 Trinii Enterprises, LLC, a Tennessee Limited Liability Company from Deidre D. Summey, unmarried by Warranty Deed dated April 6, 2007 and recorded April 11, 2007 in Instrument #20070411-0043461, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 25 Fern Avenue, Nashville, TN 37207.

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 the 27th day of July, 2010:

Trinii Enterprises, LLC by,
Martin L. Espinosa, Sole Member

BILL GARRETT, Davidson County
Trans:T20100047028 DEEDWARR
Recvd: 08/02/10 09:17 1 pgs
Fees:13.00 Taxes:60.49
20100802-0060134

State of Tennessee)
County of Davidson)

Before me, the undersigned authority of the state and county mentioned, personally appeared Martin L. Espinosa, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member (or other officer authorized to execute the instrument) of Trinii Enterprises, LLC the with in named bargainor, a limited liability company, and that such president or officer as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the a limited liability company as Sole Member.

Witness my hand and seal this the 27th day of July, 2010.

NOTARY SIGNATURE
Notary Expires: 6-12-11

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY