WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110080884 DEEDWARR
Recvd: 12/21/11 13:59 2 pgs
Fees:13.00 Taxes:1517.00

20111221-0099784

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp July

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $410,000.00.

Affiant

Subscribed and sworn to before me this 16th day of December, 2011.

Notary Public
My Commission expires: _____
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Owen Trinkler	Farmington Financial Group	103-04-0-418.00
4018 Colorado Avenue	1912 21st Avenue	
Nashville, TN 37209	Nashville, TN 37212	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Richard Paul Christensen**, unmarried, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Owen Trinkler and Kimberly Trinkler, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the easterly half of Lot No. 40 on the plan of West End Annex, of record in Book 332, page 61, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said part of Lot No. 40 fronts 50 feet on the northerly side of Colorado Avenue, formerly 9th Street, and runs back between parallel lines, 162.9 feet to an alley.

Being the same property conveyed to Richard Paul Christensen and wife, Myra J. Christensen, by deed from C&B Properties, on May 27, 1988, of record in Book 7558, page 420, Register's Office for Davidson County, Tennessee. And further conveyed to Richard Paul Christensen by Quitclaim Deed from Myra Christensen of record in Book 8562, page 81, said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 332, page 61, Register's Office Davidson County, Tennessee.
- Joint Driveway Easement of record in Book 7512, page 272, Register's Office for Davidson County, Tennessee.
- Restrictive Covenants for Detached Structure of record in Instrument Number 20050301-0022643; and Instrument Number 20110829-0066608, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4018 Colorado Avenue, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 December 16, 2011.

Richard Paul Christensen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Richard Paul Christensen** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 16, 2011

My commission expires 7/6/15

Notary Public

