File No. 111061

Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

# WARRANTY DEED

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350.000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF DECEMBER, 2011.

Notary Public

MY COMMISSION EXPIRES: . 9-23-13

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jonathon C. Suggs | New Owner | 103 04 0 392.00 |
| (NAME) | (NAME) | |
| 4101 Nebraska Avenue | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37209 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN 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, WE, Owen Trinkler and wife, Kimberly Trinkler (f/k/a Kimberly Grace Braswell), HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jonathon C. Suggs and Celee Phelps Suggs, husband and wife, 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:

BEING the easterly 50.0 feet of Lot No. 53 on the Plan of West End Annex, as subdivided by Sylvan Park Land Company, of record in Book 332, page 61, in the Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 53 fronts 50.0 feet on the southerly margin of Nebraska Avenue, formerly known as 8th Avenue, and extends back between parallel lines with the westerly margin of 41st Avenue North, formerly Sylvan Street, 157.9 feet to an alley.

Being the same property conveyed to Owen Trinkler and Kimberly Grace Braswell, both unmarried, as tenants in common with the right of survivorship, by deed from Paul M. Karp and wife, Marian M. Karp, dated March 31, 2008 and recorded on April 9, 2008 in Instrument No. 20080409-0035891, Register's Office, Davidson County, Tennessee. The said Owen Trinkler and Kimberly Grace Braswell are now married. Kimberly Grace Braswell is now known as Kimberly Trinkler.

Kimberly Trinkler executed this instrument on behalf of Owen Trinkler pursuant to a Power of Attorney of record in Instrument No 20111222009996 6, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 4101 Nebraska Avenue, Nashville, TN 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20110081031 DEEDWARR
Recvd: 12/22/11 09:31 2 pgs
Fees:13.00 Taxes:1295.00
20111222-0099967

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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.

Witness our hands this 16th day of December, 2011.

Owen Trinkler by Kimberly Trinkler his Attorney-in-fact

Owen Trinkler by Kimberly Trinkler his Attorney-in-fact

Kimberly Trinkler

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kimberly Trinkler, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of December, 2011.

Commission expires: 7-3-2012

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

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kimberly Trinkler with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of Owen Trinkler as his Attorney in Fact as the free act and deed of the within named Owen Trinkler.

Witness my hand and official seal this 16th day of December, 2011.

Commission expires: 7-3-2012

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

Notary Public