WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150047651 DEEDWARR
Recvd: 06/16/15 10:01 2 pgs
Fees: 13.00 Taxes: 3977.50
20150616-0057062

AUBORN L. HAGER, III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,075,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of June, 2015

Notary Public

MY COMMISSION EXPIRES: 7/6/15

(AFFIX SEAL)

THIS INSTRUMENT WAS 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
Edge Real Estate, LLC	Edge Real Estate, LLC	093 01 0 086.00 and 093 01 0 073.00
(NAME)	(NAME)	
1781 Hillmont Drive	1781 Hillmont Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Elizabeth M. Trinkler, Trustee of the State Marital Trust under the will of George O. Trinkler, as to an undivided fourteen percent (14%) interest, and Elizabeth M. Trinkler, Trustee of the Family Trust under the will of George O. Trinkler, as to the remaining undivided eighty-six percent (86%) interest, as tenants in common,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Edge Real Estate, LLC, a Tennessee limited liability company,** 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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Parcel K(a) on the Re-Subdivision of Parcels K(a) and (c) on the Plan of the Re-Subdivision of Block K of the Capital Hill Re-Development Project as of record in Book 3842, Page 64, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the easterly margin of 10th Circle North at the common corner of Parcels K(a) and K (b); thence with the line between said parcels North 61 deg. 44' East, 154.96 feet to the common corner of Parcels K(a), K(b) and K(c) on said plan; thence with the line of K(a) and K(c) South 28 deg. 34' East, 92.65 feet to a point in thee northerly margin of Pearl Street; thence with the margin of the same South 61deg. 26' West, 164.33 feet to a point at the beginning of a curve; thence around said curve northwestwardly 38.43 feet to a point in the easterly margin of 10th Circle North; thence with the margin of the same northwardly 21.70 feet and continuing with the margin of the same North 5 deg. 09' West, 50.62 feet to the point of beginning.

Being the same property conveyed to Elizabeth M. Trinkler, Trustee of Family Trust and State Marital Trust under the Last Will of George O. Trinkler by Executor's Deed dated 06/27/2005 from Elizabeth M. Trinkler, Executor of Estate of George O. Trinkler, Deceased of record in Instrument 200507010076151, Register's Office for DAVIDSON County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 450 10th Circle North, Nashville, TN 37203

(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 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 my/our hands this 15th day of June, 2015.

Elizabeth M. Trinkler, Trustee of the State Marital Trust under the will of George O. Trinkler

Elizabeth M. Trinkler, Trustee of the Family Trust under the will of George O. Trinkler

State of Tennessee
County of Davidson

Personally appeared before me Elizabeth M. Trinkler, Trustee of the State Marital Trust under the will of George O. Trinkler, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of June, 2015.

Notary Public
My Commission Expires: 7/6/15

AUBORN L. HAGER, III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee
County of Davidson

Personally appeared before me Elizabeth M. Trinkler, Trustee of the Family Trust under the will of George O. Trinkler, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of June, 2015.

Notary Public
My Commission Expires: 7/6/15

AUBORN L. HAGER, III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File No.: 150211