(1)

return:
Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150101870 DEEDWARR
Recvd: 12/02/15 10:03 3 pgs
Fees:18.00 Taxes:2553.00
20151202-0121383

SARAH S. GIBSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $690,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF November, 2015

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

MST 2015-1320 (Seller)

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Family Trust Under the Will of George O. Trinkler and The Marital Trust Under the Will of George O. Trinkler	Same as New Owner	092 09 0M 001.00
(NAME)	(NAME)	
416 33rd Ave N		
(ADDRESS)	(ADDRESS)	
Nashville, TN37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Heithcock Construction LLC Susan Henderson and Susan Henderson,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY **an undivided 86% interest to The Family Trust Under the Will of George O. Trinkler and an undivided 14% interest to The Marital Trust Under the Will of George O. Trinkler,** 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:

Land in Davidson County, Tennessee, being Unit No. A of The Plan of 416 33rd Avenue Townhouse Association, a Planned Unit Development as shown on Exhibit "A" of same, of record in Instrument No. 20141016-0095553, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the By-Laws and Charter for the administration thereof, and is subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, Assessments and other undertakings contained in the Master Deed of record in Instrument Number above at the Register's Office for Davidson County, Tennessee. Also incorporated therein are the By-Laws in said Register's Office for Davidson County, Tennessee.

Being a portion of the property conveyed to Heithcock Construction LLC, a Tennessee Limited Liability Company, and Susan Henderson by deed of record in Instrument Number 20140919-0085997, Register's Office of Davidson County, TN.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the By-Laws and Charter for the administration thereof, and is subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, Assessments and other undertakings contained in the Master Deed of record in Instrument Number 20141016-0095553, the Register's Office for Davidson County, Tennessee. Also incorporated therein are the By-Laws in said Register's Office for Davidson County, Tennessee. All matters as set forth on the plat of record in Plat Book 421, page 42, Register's Office for said County.

This property, known as 416 33rd Ave N, Nashville, TN 37209
(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 hand(s) this 30 DAY OF Nov, 2015.

Grantors:

Heithcock Construction LLC

BY: _____

Title: Member

Susan Henderson

Susan Henderson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Troy Heithcock, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

Witness my hand and official seal at office, this 30 day of Nov, 2015.

_____
Notary Public

My commission expires: 7-5-16

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Susan Henderson, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30 day of November, 2015.

K Cloyd
Notary Public

My Commission Expires: 7-5-16

(SEAL)

