BILL GARRETT, Davidson County
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Fees:23.00 Taxes:503.20
20151207-0122838

PREPARED BY:
COPE, HUDSON, REED & MCCREARY, PLLC
16 PUBLIC SQUARE NORTH
MURFREESBORO, TENNESSEE 37130
(615) 893-5522

NAME AND ADDRESS OF NEW OWNER:

Trinity Lane Investments, LLC
1516 Dugger Drive
Nashville, TN 37206

SEND TAX BILLS TO:
New Owner

Map/Parcel
07107020300

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Samuel Reece, married** ("Grantor"), has this day bargained and sold and do hereby transfer and convey unto **Trinity Lane Investments, LLC** ("Grantee"), its successors and assigns, forever, the following described real estate situated in Davidson County, Tennessee, to-wit:

> Being Lot No. 9 on the Plan of T.W. Crutcher's Subdivision called Trinity Heights, of record in Plat Book 332, page 4, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.
>
> Being the same property conveyed to Samuel W. Reece and wife, Teresa H. Reece, by deed dated September 22, 1994, of record in Book 9476, page 451, Register's Office of Davidson County, Tennessee, the said Teresa H. Reece having since died on September 30, 2012, leaving Samuel W. Reece as the surviving tenant by the entirety.

Subject to all matters of plat as shown in Book 332, page 4, Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulation, building restrictions and setback lines, easements and rights of way for public utilities.

Lindyn Gupton Reece, spouse of Samuel W. Reece, hereby joins in this instrument for the purpose of conveying any and all marital rights she may have as the spouse of the Grantor.

The undersigned covenants with the said Grantee that he is lawfully seized and possessed of said real estate; that he has a good and lawful right to convey the same; and that the same is unencumbered except for the 2015 property taxes which have been prorated between the parties.

The undersigned further covenants and binds himself, his heirs, successors and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

Possession of said real estate is to be given by the Grantor to the Grantee upon delivery of this Deed.

WITNESS MY HAND on this the 3rd day of December, 2015.

"GRANTORS"

SAMUEL REECE

LINDYN GUPTON REECE

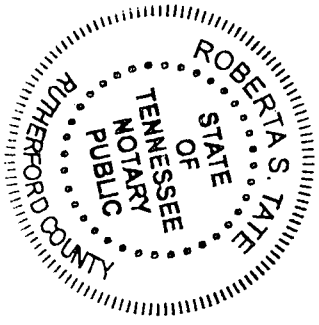
STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, SAMUEL REECE, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS MY HAND and official seal on this the 3 day of DECEMBER, 2015.

NOTARY PUBLIC

My commission expires: 5-19-19



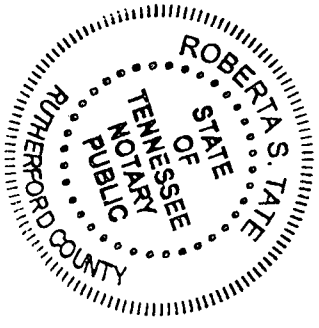
STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, LINDYN GUPTON REECE, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS MY HAND and official seal on this the 3 day of DECEMBER, 2015.

NOTARY PUBLIC

My commission expires: 5-19-19



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $136,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Lara L Mills
AFFIANT

Sworn to and subscribed before me, this the 4th day of December, 2015.

Melody M Jenkins
NOTARY PUBLIC

My commission expires:

