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

NAME AND ADDRESS OF NEW OWNER:
Trinity Warehouse, LLC a Delaware
limited liability company
160 Greentree Dr., Suite 101
Dover, Kent County, DE 19904

SEND TAX BILLS TO:
New Owner

Map/Parcel
071-07-0-202.00

BILL GARRETT, Davidson County
Trans:T20150103094 DEEDWARR
Recvd: 12/07/15 09:33 4 pgs
Fees:23.00 Taxes:1198.80
20151207-0122842

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 W. Reece, married** ("Grantor"), has this day bargained and sold and do hereby transfer and convey unto **Trinity Warehouse, LLC, a Delaware limited liability company** ("Grantee"), its successors and assigns, forever, the following described real estate situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot(s) 8, as shown on the map entitled Map of Trinity Heights T. W. Crutchers Tr's Subd, of record in Plat Book 332, page 4, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM is that property conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee, by Warranty Deed of record in Book 8337, page 228, said Register's Office.

Being the same property conveyed to William S. Reece and wife, Beatrice C. Reece, by deed from Charles E. Binkley and wife, Dorothy Binkley, of record in Book 5860, page 54, dated

March 10, 1982, said Register's Office. The said Beatrice C. Reece having predeceased her husband, William S. Reece, leaving him as the surviving tenant by the entirety. The said William S. Reece having died on or about April 21, 2008. Per his Last Will and Testament, being filed in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 08P-783, devised the subject property to his children, Samuel W. Reece, Betty L. Reece Ragan and Billie Ann Reece Foster. Samuel W. Reece, Betty L. Reece Ragan and Billie Ann Reece Foster conveyed their interest in the subject property to Samuel W. Reece and wife, Teresa Reece, by quitclaim deed of record in Instrument No. 20081007-0101710, dated September 18, 2008, said Register's Office. The said Teresa Reece having since died on September 30, 2012, leaving the said Samuel W. Reece as the surviving tenant by the entirety.

Subject to easements as set out in deed of record in Book 8337, page 228; and all matters shown on the Plan of record in Plat 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 OUR HANDS on this the 3 day of DECEMBER, 2015.

"GRANTORS"

SAMUEL W. 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 W. 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

ROBERTA S. TATE
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY

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

ROBERTA S. TATE NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Williamson WBK

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $324,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

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

NOTARY PUBLIC

My commission expires: 6-30-19

WILL KERBY NOTARY PUBLIC TENNESSEE My Comm Exp. June 30, 2019 COUNTY OF WILLIAMSON