WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $39,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF DECEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

MELODY M. JENKINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAR. 5, 2018

R-VRES-15-216

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Trinity Lane Investments, LLC, a Tennessee limited liability company	**New Owner**	
(NAME)	(NAME)	**071-07-0-192-00**
5250 Virgina Way, Suite 100		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **JAMES R. GARDNER, MARRIED AND SHIRLEY GARDNER, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **TRINITY LANE INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the easterly 50 feet of Lot No. 2 on the Plan of Trinity Heights, T.W. Crutcher, Trustee, Subdivision of record in Plat Book 332, Page 4, in the Register's Office for Davidson County, Tennessee.

Said easterly part of Lot No. 2 fronts 50 feet on the southerly side of Trinity Avenue and runs back 164.9 feet, more or less, on the west line to an alley, and 163.8 feet, more or less, on the east line and shows 50 feet on said alley.

Being the same property conveyed to Coolco Inc. by Quitclaim deed from John G. Gardner, Jr. and wife, Mary E. Gardner of record in Book 10573, page 768, Register's Office for Davidson County, Tennessee, dated August 19, 1997 and recorded on August 19, 1997.

Being the same property conveyed to John G. Gardner, Jr. and wife, Mary E. Gardner by Quitclaim deed from Coolco, Inc. of record in Instrument No. 20001121-0115195 Register's Office for Davidson County, Tennessee, dated November 21, 2000 and recorded on November 21, 2000.

Mary E. Gardner died February 23, 2003 leaving the property to her husband John G. Gardner Jr. John G. Gardner Jr. died September 14, 2008 leaving his sons John G. Gardner, III and James R. Gardner. John G. Gardner III died August 30, 2011 leaving his 1/2 interest in this property to his wife, Shirley A. Gardner. An Affidavit of Heirship recorded at 20120809-0071316 states that James R. Gardner and Shirley Gardner are the remaining heirs.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 4, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **216 East Trinity Ln , Nashville, Tennessee 37207-4522**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20150104374 DEEDWARR
Recvd: 12/10/15 10:41 2 pgs
Fees:13.00 Taxes:147.63

20151210-0124295

Witness my/our hand(s) this the 8th DAY OF DECEMBER, 2015.

James R. Gardner

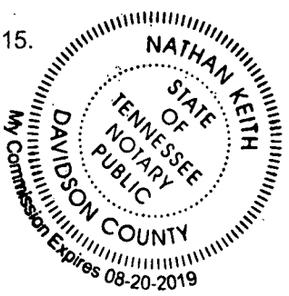
Shirley Gardner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 8th of December, 2015.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

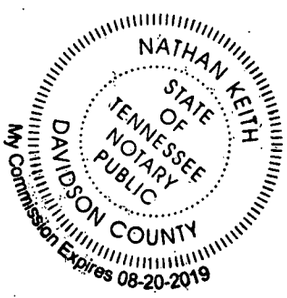


STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 8th of December, 2015.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212