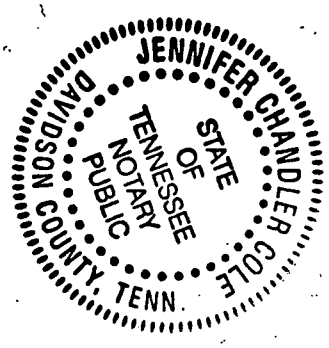
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23 DAY OF NOVEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Martin L. Espinosa DBA / Trini Enterprises, LLC	Martin L. Espinosa DBA / Trini Enterprises, LLC	081 11 0 549.00, 081 11 0 570.00 and 081 12 0 079.00
(NAME)	(NAME)	
3409 Fairmeade Drive	3409 Fairmeade Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Nashville, TN 37218	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of No Dollars And No/100 Dollars ($0.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Stephen D. Elkins**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Martin L. Espinosa DBA Trini Enterprises, LLC**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT I:

Land in Davidson County, Tennessee, being the southeast part of Lot No. 376 on the Plan of McGavock, Wetmore and Others 1st addition to Nashville, called the Town of McGavock, as of record in Book 21, Page 23, Register's Office for said County.

Said part of said lot fronts 30.5 feet on the easterly margin of 11th Avenue North and extends back 98.0 feet on the easterly line and 93.6 feet on the westerly line to a 16 foot alley on the rear on which it measures 23.0 feet.

Being the same property conveyed to Stephen D. Elkins by Special Warranty Deed from Freddie McLean and wife, Kanice D. McLean dated March 8, 2007 and recorded March 12, 2007 as Instrument No. 20070312-0029900, in said Register's Office for Davidson County, Tennessee.

File Number: FRN-154980

BILL GARRETT, Davidson County
Trans:T20150104596 DEEDWARR
Recvd: 12/10/15 15:13 3 pgs
Fees:18.00 Taxes:434.75

20151210-0124544

TRACT II:

Land in Davidson County, Tennessee, being the south One-Half of Lot 127 on the Map of D. T. McGavock and other's Addition, as of record in Book 21, Page 41, Register's Office for said County.

Said part of said lot fronts 50 feet on the east side of 12th Avenue North and runs back between parallel lines 154 feet to an alley.

Being the same property conveyed to Stephen D. Elkins by Special Warranty Deed from Peggy D. Mathes, Administrator of the Estate of Cecil Ward, pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, docket no. 06P1605 dated March 28, 2007 and recorded March 30, 2007 as Instrument No. 20070330-0038174, in said Register's Office for Davidson County, Tennessee.

TRACT III:

Being Lot No. 103 in McGavock's Addition, as per Plan Book 21, Page 41, Register's Office for Davidson County, Tennessee.

Said Lot No. 103 fronts 50 feet in the west side of 11th Avenue, North, formerly Tilden or Filmore Street, and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Stephen D. Elkins by Warranty Deed from James H. Keesee dated March 7, 2007 and recorded March 16, 2007 as Instrument No. 20070316-0032103, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is unimproved ☒ property, known as 1616 12th Ave N, 1635 & 1616 11th Ave N, Nashville, TN 37208

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, has 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 our hands this 23rd day of November, 2015.

Stephen D. Elkins

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, Stephen D. Elkins, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of November, 2015.

Notary Public

My Commission Expires: 3-2

(SEAL)

LAURIE M. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: FRN-154980