BILL GARRETT, Davidson County
Trans:T20150106165 DEEDWARR
Recvd: 12/16/15 10:18 2 pgs
Fees:13.00 Taxes:5227.50
20151216-0126403

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 15th day of December, 2015 by and between 3333 A Tremble, LLC, a Tennessee limited liability company, hereinafter referred to as GRANTOR, and Dana Noble Bonaminio, unmarried, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit A of Infill Nashville 3333 Trimble Road Cottages, a Horizontal Property Regime with Private Elements, as set out in Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140117-0005015, and shown on plan set out as Exhibit "B" to said declaration.

Being the same property conveyed to 3333 A Tremble, LLC, a Tennessee Limited Liability Company by Warranty Deed from Angelo Formosa, III dated February 21, 2014, recorded February 25, 2014, of record in Instrument No. 20140225-0015923, Register's Office for Davidson County, Tennessee.

This is [xx]improved [ ]unimproved property known as: 3331 Trimble Road, Nashville, TN 37215

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

3333 A Tremble, LLC

By: _____, Chief Manager
Britin H. Boatright, Chief Manager

LLC
STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Leah A Turner, a Notary Public of said State and County aforesaid, personally appeared **Britin H. Boatright** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Chief Manager** of **3333 A Tremble, LLC**, the within named bargainor, a limited liability company and that he as such **Chief Manager**, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as **Chief Manager**.

Witness my hand and seal, at office in Franklin TN, this the 15th day of December, 2015.

Notary Public
My Commission Expires: My Commission Expires October 30, 2016

LEAH A. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Name and Address of Property Owner:
Dana Noble Bonaminio
3331 A Trimble Road,
Nashville, TN 37215

Send Tax Statements to:

Same As New Owner

Map & Parcel: 131010S001.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $1,412,837.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Kara L Miller
Affiant

Sworn to and subscribed before me, a Notary Public, this 15th day of December, 2015.

Notary Public

My Commission Expires: _____

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6. 2018

RETURN TO:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
15-1-338