QUITCLAIM DEED	Based on the information provided by the parties. No title search has been performed and no warranties either express or implied are made regarding the condition of the title.

Davidson County DEEDQC
Recvd: 01/29/16 15:58 4 pgs
Fees:22.00 Taxes:0.00
20160129-0009096

THIS INSTRUMENT WAS PREPARED BY:
STEWART JOHNSON CONNER & MANSON, LLP
215 2ND AVE NORTH, NASHVILLE, TN 37201

Address of New Owner	Send Tax Bills To	Map-Parcel Nos.
Trinii Enterprises, LLC 3409 Fairmeade Dr. Nashville, TN 37218	Trinii Enterprises, LLC 3409 Fairmeade Dr. Nashville, TN 37218	08111054900 08111057000 08112007900

THIS INDENTURE, Made the 19th day of January, 2016, between **Martin Espinosa** as party or parties of the first part, hereinafter called Grantor, and **Trinii Enterprises, LLC** hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That Grantor for and in consideration of ten dollars, the receipt of which is hereby acknowledged, has bargained, sold, and does by these present bargain sell, remise, release, and forever quitclaim to Grantee, all of his right, title and interest in said property, with respect to all of Grantor's title, interest, claim or demand which the Grantor has or may have had in and to the following described properties located in **Davidson County, Tennessee**, to-wit:

See Exhibit A

This property is commonly known as **1616 12th Ave North, Nashville TN 37208, 1635 11th Ave North, Nashville Tennessee 37208, and 1616 11th Ave North, Nashville TN 37208.**

with all the rights, members and appurtenances to the said described premises in anywise appertaining or belonging thereto.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above

written.

Signed, sealed and delivered by Grantor.

Martin Espinosa

The actual consideration or value whichever is greater, for this transfer is $0.00

AFFIANT

Notary Public

My Commission Expires: 5/8/17

STEPHANIE ALLEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 19th day of January, 2016, before me personally appeared, **Martin Espinosa**, to me known, or proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 19th day of January, 2015.

Notary Public

My Commission Expires: 5/8/17

STEPHANIE ALLEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2017

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 980 feet on the easterly line and 93.6 feet m the westerly line to a 16 foot alley on the rear on which it measures 23.0 feet.

Being the same property conveyed to Martin Espinosa in Instrument No. 20151210-0124544 date December 10, 2015, in said Register's Office for Davidson County, Tennessee.

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 Martin Espinosa in Instrument No. 20151210-0124544 date December 10, 2015, 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. 03 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 Martin Espinosa in Instrument No. 20151210-0124544 date December 10, 2015, in said Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Jennifer C. Cole do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jennifer C Cole
Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer C. Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Maxine J. Rucker
Notary's Signature

My Commission Expires: MAR 0 8 2016

Notary's Seal (If on paper)

MAXINE J. RUCKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE