THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20160034155 DEEDWARR
Recvd: 04/26/16 10:26 2 pgs
Fees:13.00 Taxes:1368.63

20160426-0040389

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **369,900.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF April 2016.

Notary Public

MY COMMISSION EXPIRES: 8-17-17

(AFFIX SEAL)

REBNA ANN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Penrod	New Owner	MAP
6109 California Avenue, #B		PARCEL 091020112.00 (Part of)
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Trent Development Group, LLC, a Tennessee Limited Liability Company**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Penrod, married and Morgan Penrod, unmarried as tenants in common with right of survivorship**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, Being Unit "B" 6109 California Cottages, A Horizontal Property Regime with Private Elements, Davidson County, Tennessee, and described in a Declaration of Covenants Conditions and Restrictions of record in Instrument No. 20151103-0112182, Register's Office for Davidson County, Tennessee, to which referenced is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners, and tenants, contained in the said Declaration, the Plat files as Exhibit "B" to said Declaration appearing in Instrument No. 20151103-0112182, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby and referenced and made apart hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a portion the same property conveyed to Trent Development Group LLC, a Tennessee Limited Liability Company, its successors and assigns by Quit Claim Deed dated 09/02/2015 from Alex Trent, a single man of record in Instrument 201509030089884, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **6109 California Avenue, #B, Nashville, TN 37209.**

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, 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 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 my hand( ) this the 22nd day of April, 2016.

Trent Development Group, LLC

BY: _____

ITS: Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared Alex Trent, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the SOLE MEMBER of the maker, **Trent Development Group, LLC**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 22nd day of April, 2016.

My Commission expires 8.17.19

_____
Notary Public

