BOX 10-A (3)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160045927 DEEDWARR
Recvd: 06/01/16 10:08 2 pgs
Fees:13.00 Taxes:2145.63
20160601-0054861

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $579,900.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31 DAY OF May, 2016.

_____
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

TONYA P. CHERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT. 18, 2017

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tommy Wood	New Owner	
(NAME)	(NAME)	
503 Coffee Street		08108026700
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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, **TRINII ENTERPRISES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TOMMY WOOD, UNMARRIED,** 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:

Real property commonly identified as 503 Coffee Street, Nashville, Tennessee 37208 and more completely described as follows:

Land in Davidson County, Tennessee, being the Westerly or rear part of Lots Nos. 486 and 488 in North Nashville Real Estate Company's Plan of Lots, as of record in Book 21, Page 105, Register's Office for said County, described as follows:

Beginning at the Southeast corner of Coffee Street and an alley, being the Northwest corner of said Lots No. 488; thence with the Southerly margin of said Street, Easterly 49 feet; thence Southerly 120 feet more or less to the line between Lot Nos. 484 and 486; thence with said line, Westerly 39 feet more or less to the Easterly line of said alley; thence with said alley, Northerly 133 feet 2 1/2 inches to the beginning.

Being the same property conveyed to Trinii Enterprises, LLC by Deed from Cristi Scott, as Clerk and Master, recorded on the 12th day of July, 2007 in Instrument No. 20070712-0083123, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to 2016 real property taxes; Plan of record in Book 21, Page(s) 105, said Register's Office; Restrictive Covenants of record in Instrument No. 20151215-0126030, said Register's Office; and Easements of record in Instrument No. 20110511-0035984 and Instrument No. 20110511-0035985, Register's Office, Davidson County, Tennessee.

unimproved _
This is improved x property, known as 503 Coffee Street, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my hand this 31st day of May, 2016

TRINII ENTERPRISES, LLC

BY: M.L. Espinosa

MARTIN L. ESPINOSA, MANAGING MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Martin L. Espinosa, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Managing Member of Trinii Enterprises, LLC the within named bargainor, a limited liability company and that he as such Managing Member, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Managing Member.

Witness my hand and official seal at Nashville, Tennessee this 31 day of May, 2016.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 7, 2017

Notary Public