P16-8168-PILK

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 2 Cadillac Drive Brentwood, Tennessee 37027	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **369,900.00.** Kristen Booth Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF JUNE, 2016 Notary Public MY COMMISSION EXPIRES: 7-3-17 (AFFIX SEAL)

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 3, 2017

BILL GARRETT, Davidson County
Trans:T20160048121 DEEDWARR
Recvd: 06/07/16 14:56 2 pgs
Fees:13.00 Taxes:1368.63
20160607-0057501

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory R. Wrenn	GUARANTY TRUST CO.	
6109A California Avenue	3116 ROBERT ROSE DRIVE	091 02 3T 001.00
Nashville, TN 37209	MURFREESBORO, TN 37129	
(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 **Gregory R. Wrenn and wife, Jodi L. Wrenn**

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 "A" 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 () UNIMPROVED
(X) IMPROVED property known as **6109A California Avenue, 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 3rd day of June, 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 3rd day of June, 2016.

My Commission expires 8.17.19

RWalters
Notary Public

RENNA ANN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY