This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

Record and Send to:
Fearnley Martin & McDonald
25 Century Blvd, Ste 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 12th day of October, 2016, by and between Frank Green, Kevin L Green, Angelo M. Green, Kenneth L. Finney, Damon Webb, Kenitha L. Finney, party of the first part, and Trinii Enterprises, LLC, a Tennessee Limited Liability Company, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Cumberland gardens, Section Three, as of record in Book 2854, Page 146, Register's Office for said County.

Said Lot No. 5 fronts 50.3 feet on the southerly side of Vance Drive, as measured along a slight curve and runs back between lines, 128.9 feet on the easterly line and 145.3 feet on the westerly line to a dead line in the rear, which is a broken line, measuring 75.1 feet thereon.

Being all or part of the same property conveyed to Katherine Gentry by virtue of that certain Warranty Deed dated August 28, 2061, and being of record at Book 3278, Page 623 and Affidavit of Heirship at Instrument No. 20090429-0038837 in the Register's Office of Davidson County, Tennessee. Katherine Gentry died without a will on May 2, 2016. Frank Green, Kevin L Green, By Angelo M. Green, Attorney In Fact, Angelo M. Green, Kenneth L. Finney, Damon Webb, Kenitha L. Finney by affidavits of heirship at Instrument No. 20161014-0108699, Instrument No. 20161014-0108700 and Instrument No. 20161014-0108701 in said Register's Office, Tennessee.
Sellers warrant that this property has never been used as their primary residence.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Plat Book 2854, Page 146 and Book 4982, Page 102 in said Register's Office, Tennessee; 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Frank Green
Frank Green

Angelo M. Green
Angelo M. Green

Kenneth L. Finney
Kenneth L. Finney

Damon Webb
Damon Webb

Kenitha L. Finney
Kenitha L. Finney

Kevin L Green
Kevin L. Green, By Angelo M. Green, Attorney In Fact

By Angelo M. Green Attorny of Fact

BILL GARRETT, Davidson County
Trans: T20160090679 DEEDWARR
Recvd: 10/14/16 09:21 2 pgs
Fees: 13.00 Taxes: 425.50
20161014-0108703

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Frank Green, Angelo M. Green, Kenneth L. Finney, Damon Webb, Kenitha L. Finney, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 12th day of October, 2016.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of October, 2016, before me personally appeared Kevin L. Green, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Angelo M. Green and acknowledged that he executed the same as the free act and deed of the said Angelo M. Green.

WITNESS my hand and official seal at office this 12th day of October, 2016.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Property Owner & Address: Trinii Enterprises, LLC
3409 Fairmeade Dr
Nashville, TN 37218

Tax Parcel No 08106003900

Property Address: 2607 Vance Ave
Nashville, TN 37208

Mail Tax Bills to Owner at Owner's Address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $115,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 12th day of October, 2016.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY