This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title Services, LLC
2000 Glen Echo Road, Ste 100
Nashville, Tennessee 37215

MAP & PARCEL: 07006001900

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Trinity Partners, GP
1132 Flat Woods Road
Lebanon, TN 37090

SEND TAX BILLS TO:
Same

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, the undersigned, **KIMBERLY BENTLEY, UNMARRIED**, "Grantor", have this day bargained and sold and do hereby transfer and convey unto **TRINITY PARTNERS, GP, A TENNESSEE GENERAL PARTNERSHIP**, "Grantee", its successors and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

Land in the 13th Civil District of Davidson County, Tennessee, described according to a survey by Parrish-Ragan, Inc., No 70-116, dated May 21, 1970, as follows:

Beginning at a point in the northwesterly margin of Youngs Lane, said point in the easterly line of property conveyed to Plutarco Santiago and wife, of record in Book 2291, page 385, Register's Office for said County; thence leaving said margin of Youngs Lane North 22 deg.49' West 235 feet to an iron pin; thence North 66 deg. East 339.1 feet to a iron pin in the northwesterly corner of property conveyed to George Henry Jones, deed of record in Book 2011, page 634, Register's Office for said County; thence South 35 deg. East 238.5 feet with the southeasterly margin of said Jones property to a point in the northerly margin of Youngs Lane; thence continuing along said margin South 65 deg. 53' West 389.5 feet to the point of beginning.

Being the same property conveyed to Kimberly Bentley, individually, by Quitclaim Deed from William C. Bentley, dated April 8, 1998, appearing of record in Book 10878, page 109, of the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 1217 Youngs Lane, Nashville, TN 37218.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee, its successors and assigns, forever.

The undersigned covenants with the said Grantee that she is lawfully seized and possessed of said parcel of real estate, and that she has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2016 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds herself, her heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20160101121 DEEDWARR
Recvd: 11/16/16 09:50 2 pgs
Fees:13.00 Taxes:740.00
20161116-0120697

Possession of said real estate is to be given by the Grantor to the Grantee with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 15th day of November, 2016.

Kimberly Bentley

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Kimberly Bentley**, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 15th day of November, 2016.

NOTARY PUBLIC

My Commission Expires: 4.20.20

AUDRA D. CROSS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

A F F I D A V I T

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$200,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 15th day of November, 2016.

NOTARY PUBLIC

My Commission Expires: 4-20-20

AUDRA D. CROSS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY