BILL GARRETT, Davidson County
Trans:T20170017756 DEEDWARR
Recvd: 03/01/17 12:59 2 pgs
Fees:13.00 Taxes:962.00
20170301-0020312

Record

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

WARRANTY DEED

THIS INDENTURE made and entered into this 28th day of February, 2017, by and between Trinii Enterprises, LLC, a Tennessee Limited Liability Company, party of the first part, and Jocelyn D Briddell, a single woman, 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 Trinii Enterprises, LLC by virtue of that certain Warranty Deed dated October 12, 2016, and being of record at Instrument No. 20161014-0108703 in the Register's Office of Davidson County, Tennessee.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 2017 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Plat Book 2854, Page 146 and Book 2909, Page 135 in said Register's Office, Tennessee; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

M. L. Espinosa

Trinii Enterprises, LLC
By: Martin Espinosa, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Memorie White, a Notary Public of said County and State, personally appeared Martin 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 a Member of Trinii Enterprises, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that he as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of Trinii Enterprises, LLC by himself as Member.

WITNESS my hand and official seal at office this 28th day of February, 2017.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address:	Jocelyn D Briddell 2607 Vance Ave Nashville, TN 37208
Tax Parcel No	08106003900
Property Address:	2607 Vance Ave Nashville, TN 37208

MAIL TAX BILLS TO: owner at owners address

Firm File #: 20170136

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 $260,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Jocelyn D Briddell
AFFIANT

SUBSCRIBED AND SWORN TO before me this 28th day of February, 2017.

Memorie White
Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY