BILL GARRETT, Davidson County
Trans:T20170054181 DEEDWARR
Recvd: 06/23/17 15:43 2 pgs
Fees:13.00 Taxes:1250.23
20170623-0063691

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires January 9, 2018	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $3~~7~~,000.00. Affiant Subscribed and sworn to before me, this the 22nd day of June, 2017. Carmen Coats Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Mark Ferguson Elaine Ferguson	MARK FERGUSON ELAINE FERGUSON	
1069 East Trinity Lane Unit K	520 PARK GATE CT ~~New Owner~~	072-06-0W-016.00-CO
Nashville, TN 37216	ATLANTA, GA 30342	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CJ TRINITY LANE PARTNERS, LLC, A TENNESEE LIMITED LIABILITY COMPANY** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARK FERGUSON AND ELAINE FERGUSON, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, being Unit 16, as established in Declaration Covenants, Conditions and Restrictions for East Trinity Townhomes, a Horizontal Property Regime with Private Elements of record at Instrument No. 20160127-0007967, as amended in Instrument No. 20170419-0038555 and Instrument No. 20140515-0048179, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Trustee of Iglesia de Dios Hispana Pentecostal Church of God by Warranty deed from Kenneth D. Flatt, an unmarried man of record in Instrument No. 20001101-0108234 Register's Office for Davidson County, Tennessee, dated October 31, 20000 and recorded on November 01, 2000.

Being a part of the same property conveyed to Iglesia de Dios Hispana Pentecostal Spanish Church of God, by deed of record in Instrument No. 20001219-0124473, Register's Office for Davidson County, Tennessee.Being a portion of the same property conveyed to Trustees of Iglesia de Dios Hispana and Pentecostal Church of God, a unincorporated entity by Warranty deed from Patti W. Watson, a married woman, and Val Marie Watson, a single woman of record in Instrument No. 20010830-0094027 Register's Office for Davidson County, Tennessee, dated August 24, 2001 and recorded on August 30, 2001.

Being a portion of the same property conveyed to Iglesia Hispana de Nashville, Inc. by Quitclaim deed from The Trustees of Iglesia de Dios Hispana Pentecostal Spanish Church of God of record in Instrument No. 20071128-0138025 Register's Office for Davidson County, Tennessee, dated September 12, 2007 and recorded on November 28, 2007.

Being a portion of the same property conveyed to CJ Trinity Lane Partners, LLC, a Tennessee limited liability company by Warranty deed from Iglesia Hispana de Nashville, Inc. of record in Instrument No. 20160108-0001984 Register's Office for Davidson County, Tennessee, dated January 07, 2016 and recorded on January 08, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1069 East Trinity Lane Unit K, Nashville, TN 37216.

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, unless otherwise herein set out; 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.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 22nd day of June, 2017.

CJ Trinity Lane Partners, LLC

Nathan Weinberg, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Nathan Weinberg, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Agent of CJ Trinity Partners, LLC, a Tennessee limited liability company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 22nd day of June, 2017.

Notary Public

My Commission Expires: 5-3-21

