BILL GARRETT, Davidson County
Trans:T20170059721 DEEDWARR
Recvd: 07/12/17 15:03 2 pgs
Fees:13.00 Taxes:1850.00
20170712-0070275

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $500,000.00.

Affiant

Subscribed and sworn to before me, this the 10th day of July, 2017.

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:
Cameron Arnold Charles H. Geny	NEW OWNER	
7347 Charlotte Pike		070 06 0 019.00
Nashville, TN 37209		

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, **TRINITY PARTNERS, GP, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CAMERON ARNOLD AND CHARLES H. GENY AND TRACY H. LOMAX**, 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 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 degrees 49' West 235 feet to an iron pin; thence North 66 degrees 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 degrees 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 degrees 53' West 389.5 feet to the point of beginning.

Being the same property conveyed to Brenda Summers, Trustee by Warranty Deed from David Vincent of record in Book 4944, Page 476, Register's Office for Davidson County, Tennessee, dated August 22, 1975 and recorded on August 22, 1975.

Being the same property conveyed to William C. Bentley by Quitclaim Deed from Katherine Houston, an unmarried person of record in Book 10144, Page 461, Register's Office for Davidson County, Tennessee, dated August 02, 1996 and recorded on August 02, 1996.

Being the same property conveyed to Katherine Houston by Quitclaim Deed from Charles E. Frierson and Brenda Summers of record in Book 5125, Page 823, Register's Office for Davidson County, Tennessee, dated February 28, 1977 and recorded on March 18. 1977.

Being the same property conveyed to Kimberly Bentley by Quitclaim Deed from William C. Bentley of record in Book 10878, Page 109, Register's Office for Davidson County, Tennessee, dated April 08, 1998 and recorded on April 08, 1998.

Being the same property conveyed to Trinity Partners, GP, a Tennessee General Partnership by Warranty Deed from Kimberly Bentley, unmarried of record in Instrument No. 20161116-0120697, Register's Office for Davidson County, Tennessee, dated November 15, 2016 and recorded on November 16, 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 1217 Youngs Lane, Nashville, TN 37218.

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 10th day of July, 2017.

Trinity Partners, GP, a Tennessee general partnership

Jarred McNeal, Sole Member of Prime Nashville, LLC, Partner

Jacob Stock, Sole Member of Appalachian Cultivation Fund, LLC, Partner

David Owen, Partner

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 Jarred McNeal, as the Sole Member of Prime Nashville, LLC, Jacob Stock as the Sole Member of Appalachian Cultivation Fund, LLC and David Owen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/themselves to be the Partners of Trinity Partners, GP, a Tennessee general partnership, and that he/they, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said partnership for the purposes therein contained.

Witness my hand and seal this 10th day of July, 2017.

Notary Public

My Commission Expires: 7-2-18

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018