WARRANTY DEED

Bill Garrett Davidson County
Batch# 43829 **DEEDWARR**
01/03/2018 12:17:43 PM 2 pgs
Fees: $13.00 Taxes: $445.49

20180103-0000974

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,404.03

Katherine Ann Collins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29 day of December, 2017.

Notary Public

MY COMMISSION EXPIRES: 5/2/2020
(AFFIX SEAL)

LORI M. EASTERWOOD
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DEKALB

THIS INSTRUMENT WAS PREPARED BY
DeKalb Title, LLC, 210 East Public Square, Smithville, TN 37166

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Trinii Enterprises, LLC	Trinii Enterprises, LLC	163 16 0A 121.00
(NAME)	(NAME)	
1905 Isabelle Lane	3409 Fairmeade Dr.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013-7324	Nashville, TN 37218	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Five Thousand Three Hundred Eighty-Five And 24/100 Dollars ($105,385.24), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Carla Ruth Hart Jenkins, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Trinii Enterprises, LLC**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 241 on the Plan of Phase Two, Provincetown, a Horizontal Property Regime with Private Elements as shown on Exhibit "A-1" to the First Supplemental Declaration to Declaration of Protective Covenants, Conditions and Restrictions and Easements for Provincetown of record in Instrument No. 20050609-0066104, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same lands conveyed to Carla Ruth Hart Jenkins, unmarried from James B. Parsons and wife, Lois Parsons by Warranty Deed dated August 10, 2010 and recorded August 16, 2010 as Instrument No. 20100816-0064442, in said Register's Office for Davidson County, Tennessee.

Further known as: 1905 Isabelle Lane, Antioch, TN 37013-7324
Parcel Id(s): 163 16 0A 121.00

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐
This is improved ☒ property, known as 1905 Isabelle Lane, Antioch, TN 37013-7324

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; 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 Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 29 day of December, 2017

Carla Ruth Hart Jenkins

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Carla Ruth Hart Jenkins, an unmarried person, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of December, 2017.

Notary Public

My Commission Expires: Nov. 5th, 2018

(SEAL)



File Number: 1710-0720