BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$220,000.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF **FEBRUARY, 2018**. Notary Public MY COMMISSION EXPIRES: **NOVEMBER 5, 2018** (AFFIX SEAL)

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SUSSEX PARTNERS, GP	**SAME**	**072-07-0-079.00**
(NAME) **P. O. BOX 160591**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37216**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **THE TRUSTEE OF THE TROY KINSEL TESTAMENTARY TRUST,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SUSSEX PARTNERS, GP, A TENNESSEE GENERAL PARTNERSHIP,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, CERTAIN TRACTS OR PARCELS OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the east 50 feet of Lot No. 8 on the Map of Inglewood Place of record in Plat Book 332, Page 101, Register's Office for said County.

Said part of Lot fronts 50 feet on the southerly side of Kirkland Avenue and runs back between lines 176.7 feet on the easterly line and 181 feet, more or less, on the westerly line, to a dead line on which it measures 50 feet.

Being the same property conveyed to TROY KINSEL, by deed from PHILLIP A. ALLEN, of record as Instrument No. 20060725-0089320, dated July 21, 2006, said Register's Office. TROY KINSEL having since died testate on or about May 18, 2017. Pursuant to the Last Will and Testament of TROY KINSEl, in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), Case No. 17P1028, said property was devised to HELEN KATHERINE KINSEL. Further, being part of the same property conveyed to THE TRUSTEE OF THE TROY KINSEL TESTAMENTARY TRUST, by quitclaim deed from HELEN KATHERINE KINSEL, THE DEVISEE UNDER THE LAST WILL AND TESTAMENT OF TROY KINSEL, of record as Instrument No. 20170817-0084499, dated July 22, 2017, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Plat Book 332, page 101; Joint Driveway Agreement of record in Book 9392, page 993, and any and all other easements, conditions and restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **1128 KIRKLAND AVENUE, NASHVILLE, TN 37216**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Bill Garrett Davidson County
Batch# 61625 **DEEDWARR**
02/22/2018 01:52:10 PM 2 pgs
Fees: $13.00 Taxes: $814.00
20180222-0017018

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 assigns forever; and we do covenant with the said GRANTEES that 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 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 my hand this 21st day of **FEBRUARY, 2018**.

THE TRUSTEE OF THE TROY KINSEL TESTAMENTARY TRUST

Trustee

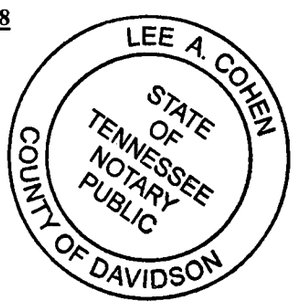
By: SHER POWERS, TRUSTEE OF THE TROY KINSEL TESTAMENTARY TRUST

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Sher Powers, Trustee of The Troy Kinsel Testamentary Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Trustee of The Troy Kinsel Testamentary Trust as established under the Last Will and Testament of Troy Kinsel and as such authorized representative of The Troy Kinsel Testamentary Trust, the within-named bargainor, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of The Troy Kinsel Testamentary Trust by herself as such authorized representative.

Witness my hand and official seal at Nashville, Tennessee this 21st day of February, 2018.

My Commission expires: NOVEMBER 5, 2018



Notary Public