BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$255,000.00** 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
MYRTLE PARTNERS, LLC	**SAME**	**072-04-0-067.00**
(NAME) **203 POINT EAST DRIVE**	(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 **MYRTLE PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 Lots 9 and 10, of Block "C" on the Plan of Inglewood Terrace of record in Plat Book 1130, page 1, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Troy Kinsel from Winston Caldwell and spouse, Michelle Caldwell, by warranty deed dated December 27, 2007, of record as Instrument No. 20071228-0148342, said Register's Office. Being further conveyed to Eagle Eye Properties, LLC from Troy Kinsel by quitclaim deed dated August 27, 2008 of record as Instrument No. 20080916-0094611, said Register's Office. Further being conveyed to Troy Kinsel, unmarried, from Eagle Eye Properties, LLC, by quitclaim deed dated November 28, 2012 of record as Instrument No. 20121204-0111131, said Register's Office. Being further conveyed to THE TRUSTEE OF THE TROY KINSEL TESTAMENTARY TRUST, by quitclaim deed from Helen Katherine Kinsel, unmarried, being the Devisee under the Last Will and Testament of Troy Kinsel, of record in Instrument No. 20170817-0084499, dated July 22, 2017, Register's Office for Davidson County, Tennessee.

This conveyance is subject to matters shown on the Plan of record in Book 1130, page 1 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 **3715 INGLEWOOD CIRCLE, SOUTH, NASHVILLE, TN 37216**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Bill Garrett Davidson County
Batch# 61627 **DEEDWARR**
02/22/2018 01:55:00 PM 2 pgs
Fees: $13.00 Taxes: $943.50
20180222-0017021

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 21 day of **FEBRUARY, 2018**.

THE TRUSTEE OF THE TROY KINSEL TESTAMENTARY TRUST

TRUSTEE

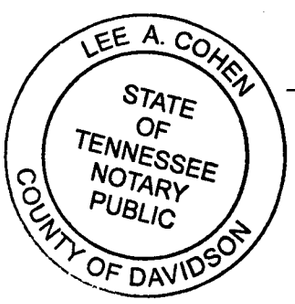
By: SHER POWERS, TRUSTEE OF THE TROY KINSEL TESTAMENTARY TRUST

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 21 day of February, 2018.

My Commission expires: NOVEMBER 5, 2018



Notary Public