Karen Johnson Davidson County
Batch# 195438 DEEDWARR
02/14/2019 11:17:08 AM 2 pgs
Fees: $13.00 Taxes: $1,035.63
20190214-0013878

ADDRESS NEW OWNER: Michael Ronnie Rivard
Gabrielle Victoria Rivard
5821 Mackie Place
Nashville, TN 37209

SEND TAX BILL TO: New Owner

MAP-PARCEL NOS. 091-10-0-036.00

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **The Trinity Group of and Middle Tennesse, LLC, a tennessee limited Liability Company** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Michael Ronnie Rivard, married and Gabrielle Victoria Rivard, unmarried as tenants in common with rights of survivorship**, (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land located in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 79 on the Plan of Subdivision of lots 39 & 40, B.F. Cockrill Farm, of record in Book 332, Page 41, Register's Office for Davidson County, Tennessee.

Said Lot No. 79 fronts 50 feet on the southerly margin of Mackie Street and extends back between parallel lines, 150 feet to an alley.

Being the same property conveyed to The Trinity Group of Middle Tennessee, LLC, a Tennessee limited liability company, from Bill Hemphill, by Warranty Deed recorded on January 27, 2017, in Instrument No. 20170127-0009279, in Register's Office for Davidson County, Tennessee.

This is property with a common address of 5821 Mackie Place, Nashville, TN 37209.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantee.(2) All matters appearing on the Plan of record in Book 332, Page 41, Register's Office for Davidson County, Tennessee.(3) Easement for sanitary sewers, storm drainage, water mains and appurtenances of record in Instrument No. 20050812-0095700, said Register's Office.(4) No insurance or opinion is afforded as to the exact amount of square footage or acreage of said property.(5) Title to that portion of subject property embraced within the bounds or roads, highways, easements and rights-of-way.(6) Subject to the rights of the subject property to access to a public thoroughfare.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 13th day of February 2019.

The Trinity Group of Middle Tennessee, LLC, Seller

By: _____
Robert Garrett Epps, Member

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and state, the within named Robert Garrett Epps, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged himself to be the authorized Member of The Trinity Group of Middle Tennessee, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Member executed the within instrument for the purposes therein contained by signing the name of the company by the said Robert Garrett Epps as such Member.

Witness my hand and official seal at office, this 13th day of February 2019.

_____
Notary Public
My Commission Expires:_____

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $279,900.00.

_____
Affiant

Subscribed and sworn before me this 13th day of February 2019.

_____
Notary Public
My Commission Expires: 6/21/22

K NIXON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

File No. 1901K012