Name and Address of New Owner:
TRINII ENTERPRISES, LLC
3409 Fairmeade Drive
Nashville, TN 37218

Send Tax Bills To:
SAME

Karen Johnson Davidson County
Batch# 270381 DEEDWARR
08/13/2019 08:52:30 AM 2 pgs
Fees: $13.00 Taxes: $721.50
20190813-0080536

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 059-09-0-128.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Dexter C. Stephen and wife, Darlene Stephen**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **TRINII ENTERPRISES, LLC** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 178 on the Plan of Haynes Estates, Section III as of record in Book 4175, Page 80, Register's office for Davidson County, Tennessee.

Said Lot No. 178 fronts 80.98 feet on the northerly side of Bray Drive and runs back between lines, 122.99 feet on the easterly side and 221.09 feet on the westerly side, to a line in the rear on which it measures 131.72 feet thereon.

Being the same property conveyed to Dexter C. Stephen and wife, Darlene Stephen, by Warranty Deed from Patrick T. Starnes, Administrator of the Estate of Mary E. Starnes (now Claybrooks), recorded May 12, 2000, of record in Instrument No. 200005120048177, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 3204 Bray Drive, Nashville, Tennessee 37218.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 8th day of August, 2019.

_____(SEAL)
Dexter C. Stephen

_____(SEAL)
Darlene Stephen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of August, 2019, before me personally appeared Dexter C. Stephen and Darlene Stephen, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8th day of August, 2019.

NIRAJ VANMALI STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

_____
Notary Signature
My commission expires: 3-8-22

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $195,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
8th day of August, 2019.

NIRAJ VANMALI STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

_____
Notary Public
My commission expires: 3-8-22
File No. 2019-425

True Copy Certification

I, Dellana Lawhorn, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S. Thompson, a notary public for this county and state, Dellana Lawhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19

201908130080536