Mail

Parthenon Title Agency
109 Kenner Ave., Ste.100-B
Nashville, TN 37205

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $68,841.00.

Affiant

Subscribed and sworn to before me this 14th day of March, 2011.

Notary Public
My Commission Expires: 01/09/12

BILL GARRETT, Davidson County
Trans:T20110016959 DEEDWARR
Recvd: 03/23/11 09:39 2 pgs
Fees:13.00 Taxes:254.71
20110323-0022500

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

11-0058

Address of New Owner:	Send Tax Bills to:	Tax Information:
Aerial Investment Properties, LLC	Same	83-13
1211 Boscobel Street		162.00
Nashville, TN 37206		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we **Jeffrey Todd Doster and Gregory Daniel Doster and Jon Christopher Doster**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Aerial Investment Properties, LLC**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 146 on the plan of East Edgefield, of record in Book 21, Page 147, Register's Office for said County to which plan reference is hereby made for a more complete and accurate legal description.

Lot No. 146 fronts 50 feet on the northerly side of Boscobel, formerly Magnolia, Street, and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to William Lewis Doster and wife, Edith Petty Doster by deed from J.B. Dison and wife, Bessie E. Dixon, dated November 1, 1944, recorded in Book 1302, Page 310, said Register's Office. Subsequently William Lewis Doster predeased Edith Petty Doster, vesting title in Edith Petty Doster as surviving tenant by the entirety. Edith Petty Doster having died April 22, 1988 and title having vested in William Lewis Doster, Jr., as the sole heir at law of Edith Petty Doster, as evidenced by Affidavit of Inheritance of record in Instrument No. 20110323-0022499, said Register's Office. William Lewis Doster, Jr. died testate August 23, 2010, and devised said property to Jeffrey Todd Doster and Gregory Daniel Doster and Jon Christopher Doster by Last Will and Testament of record in Case No. 10P1872, Probate Clerk's Office for Davidson County, Tennessee.

Shannon Doster, wife of Jon Christopher Doster, joins in the execution of this instrument to convey any interest in subject property, marital or otherwise.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **1211 Boscobel Street, Nashville, TN 37206.**

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, 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 our hands this 14th day of March, 2011.

Jeffrey Todd Doster, by Shannon Doster, Attorney in Fact

Gregory Daniel Doster, by Shannon Doster, Attorney in Fact

Jon Christopher Doster, by Shannon Doster, Attorney in Fact

Shannon Doster

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Shannon Doster,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for **Jeffrey Todd Doster and Gregory Daniel Doster and Jon Christopher Doster,** and that she is authorized by them to execute this instrument on their behalf.

Witness my hand and official seal at Franklin, Tennessee, this 14th day of March, 2011.

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Lee E. Cranford, Notary Public
State of Tennessee at Large
My Commission Expires: 01/09/2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Shannon Doster**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 14th day of March, 2011.

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Lee E. Cranford, Notary Public
State of Tennessee at Large
My Commission Expires: 01/09/12