BILL GARRETT, Davidson County
Trans:T20110053707 DEEDWARR
Recvd: 08/31/11 08:38 2 pgs
Fees:13.00 Taxes:1087.80
20110831-0067340

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
1000 Corporate Center Drive, Suite 125
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $294,000.00

Affiant

Subscribed and sworn to before me, this 25 day of August, 2011.

Notary Public
My commission expires: 9-16-15

AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

Address of New Owner:	Send Tax Bills to:	Tax Information
John Haendel	Acopia, LLC	83-13/162
1211 Boscobel Street	306 Northcreek Blvd. Ste 100	
Nashville, TN 37206	Goodlettsville, TN 37072	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Aerial Investment Properties, LLC, a Tennessee Limited Liability Company,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **John Haendel and Jennifer Haendel,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows:

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

***

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, of record in Book 1302, Page 310, Register's Office for Davidson County, Tennessee. Subsequently William Lewis Doster predeceased 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 Number 20110323-0022499, Register's Office for Davidson County, Tennessee. 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. 10P-1872, Probate Clerk's Office for Davidson County, Tennessee; and

Being the same property conveyed to Aerial Investment Properties, LLC by Warranty Deed dated March 14, 2011 from Jeffrey Todd Doster, Gregory Daniel Doster and Jon Christopher Doster, of record in Instrument Number 20110323-0022500, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 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 Grantee(s), their heirs and assigns, forever. Grantors

***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

covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 the 25th day of August, 2011.

Aerial Investment Properties, LLC

By: _____
Britnie Faith Turner
Its: Sole Member

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 Britnie Faith Turner, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she is the Sole Member of **Aerial Investment Properties, LLC,** and who further acknowledged that she executed the within instrument for the purposes therein contained by signing her name as the Sole Member of **Aerial Investment Properties, LLC.**

Witness my hand and official seal this the 25th day of August, 2011.

_____
Notary Public

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

My Commission expires: 6/9/2013

FILE NO: 2011081828