BILL GARRETT, Davidson County
Trans:T20110071536 DEEDWARR
Recvd: 11/14/11 10:11 2 pgs
Fees:13.00 Taxes:370.00
20111114-0088486

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW11756

Send Tax Bills To:
AJ investment, LLC
1016 9th Avenue North
Nashville, TN 37208
New Owner is:
AJ Investment, LLC
1016 9th Avenue North
Nashville, TN 37208

MAP: 105-09-0

PARCEL: 298.00

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 sufficiency of all of which is hereby acknowledged, **Barbara Vanlier-Howard, Administrator of the Estate of Celestine Regina Gwynn**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **AJ Investment, LLC**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Known As: **1001 Waverly Avenue, Nashville, TN 37203**

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

LAND in Davidson County, Tennessee, being the easterly 50 feet of Lot Number 13 on the Map of Jones & Dudley's Addition, of record in Book 57, Page 147, Register's Office for said County.

SAID part of said lot fronts 50 feet on the southerly side of Waverly Avenue and runs back between parallel lines with the westerly margin of 10th Avenue South, formerly Glendale Avenue, 145 feet to an alley.

BEING the same property conveyed to Celestine Regina Gwynn by Last Will and Testament of Regina Robinson, deceased, filed as Docket Number 08P1899 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) and also as described in Instrument Number 20081217-0120739; and the same property previously conveyed to Regina Robinson by Deed from Clarence Waters and Regina Waters dated 5/13/63 and recorded 5/14/63 in Book 3537, Page 608, Register's Office for Davidson County, Tennessee. Celestine REgina Gwynn having since died on May 11, 2010. Barbara Howard-Vanlier having been named Administrator of the Estate of Celestine Regina Gwynn and authorized to execute this Deed pursuant to Order Approving Contract for Sale of Real Property of Seventh Circuit Court for Davidson County, Tennessee, Probate Division Docket Number 10P-1037, entered October 28, 2011.

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 11 day of November, 2011.

GRANTOR(S):

ESTATE OF CELESTINE REGINA GWYNN

BY Barbara Howard-Vanlier Admin
BARBARA HOWARD-VANLIER, ADMINISTRATOR

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Barbara Howard-Vanlier**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 11 day of November, 2011.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

NOTARY PUBLIC
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$100,000.00**.

Ruth Barber
AFFIANT

SWORN TO and subscribed before me this 11 day of November, 2011.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

NOTARY PUBLIC
My commission expires: _____