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

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $113,500.00

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Affiant

Subscribed and sworn to before me, this 27th day of January, 2012

Notary Public
My commission expires: 01/07/2013

Address of New Owner:	Send Tax Bills to:	Tax Information
Shawn C. Bowling 409 Lakehurst Drive Nashville, TN 37206	SWBC Mortgage Corporation 7311 San Pedro, Suite 100 San Antonio, TX 78216	083-10-107.00

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 **Shawn C. Bowling,** *an unmarried man, 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 the south 5 feet of Lot No. 84, all of Lot No. 85 and the north 15 feet of Lot 86, on the Plan of McEwen Place, of record in Book 332, page 133, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more particular description thereof.

Said property fronts 50 feet on the easterly margin of Lakehurst Drive, formerly 18th Street, and extends back between parallel lines 128 feet to a 15 foot alley.

Being the same property conveyed to Aerial Investments, LLC by deed from Deborah Miller, Administrator of the Estate of Mary Frances Rader of record in Instrument Number 2011108-0087112, 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 409 Lakehurst Drive, 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 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.

BILL GARRETT, Davidson County
Trans:T20120007860 DEEDWARR
Recvd: 02/01/12 15:09 2 pgs
Fees:13.00 Taxes:419.95
20120201-0009258

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 27th day of January, 2012.

Aerial Investment Properties, LLC

By: _____
Its: Authorized Representative

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 Trey Cain, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she is the Authorized Representative of Aerial Investment Properties, LLC and who further acknowledged that he/she executed the within instrument for the purposes therein contained by signing his/her name as the Authorized Representative of Aerial Investment Properties, LLC.

Witness my hand and seal, at office, this 27 of January, 2012.

_____
Notary Public

My Commission Expires: 10-20-2013

FILE NO: 2012011934

JUDY MANGRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON