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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $16,000.00

Affiant

Subscribed and sworn to before me, this 15th day of February, 2012

Notary Public
My commission expires: 10-20-2013

JUDY MANGRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

BILL GARRETT, Davidson County
Trans:T20120012575 DEEDWARR
Recvd: 02/21/12 13:44 2 pgs
Fees:13.00 Taxes:59.20
20120221-0014806

Address of New Owner:	Send Tax Bills to:	Tax Information
Phillip Baumgart as Trustee of 22nd Ct Preservation Trust No. 758 752 22nd North Court Nashville, TN 37206	New Owner 2479 Murfreesboro Rd Apt 162 Nashville, TN 37217	092-07-0-222.00

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 **Phillip Baumgart as Trustee of 22nd Ct Preservation Trust No.758,** 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. 11 on the Plan of T. J. Harding's Subdivision of Lot No. 6 Elizabeth Harding Lytle Tract, of record in Plat Book 161, Page 11, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Aerial Investment Properties, LLC, a Tennessee limited liability company, by deed from Christopher Eugene Slaughter, married of record in Instrument Number 20120221-0014805, 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 752 22nd North Court, 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.

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 15th day of February, 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 official seal at Franklin, Tennessee, this the 15th day of February, 2012.

_____
Notary Public

My Commission expires: 10-20-2013

JUDY MANGRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

FILE NO: 2012021965