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 $285,000.00

Jackie Lang
Affiant

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

K Cloyd
Notary Public
My commission expires: 7-5-16

K CLOYD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Davidson County DEEDWARR
Recvd: 08/20/12 11:39 2 pgs
Fees:13.00 Taxes:1054.50
20120820-0074474

Address of New Owner:	Send Tax Bills to:	Tax Information
Brian Baxter Avent 705 Clematis Drive Nashville, TN 37205	US Bank 3180 Rider Trail South Earth City MO 63045	11502007900

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, **Trey Cain, Trustee of the 705 Clematis Avenue Revocable Trust,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Brian Baxter Avent and wife, Michelle Marie Avent,** 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 Number 147, Section III, Crest Meade Subdivision, as of record in Book 2331, Page 150, as amended in Book 2753, Page 607, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Aerial Investment Properties, LLC by Warranty Deed from the Secretary of the Department of Housing and Urban Development, of Washington DC, dated January 10, 2012 and filed on January 20, 2012 in Instrument Number 20120120-0005679, Register's Office of Davidson County, Tennessee.

Aerial Investment Properties, LLC Quitclaimed its interest in property to Trey Cain, Trustee of the 705 Clematis Avenue Revocable Trust, by Quitclaim deed dated July 1, 2012 and recorded in Instrument No. 20120703-0058661, 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 705 Clematis Drive, Nashville, TN 37205

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 August, 2012.

Trey Cain, Trustee of the 705 Clematis Avenue Revocable Trust

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 is the Trustee of the 705 Clematis Avenue Revocable Trust and who further acknowledged that he executed the within instrument for the purposes therein contained by signing his name as the Trustee of the 705 Clematis Avenue Revocable Trust.

Witness my hand and official seal at Franklin, Tennessee, this the 15th day of August, 2012.

Notary Public

M. KRISTIN SELPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission expires: 3-21-2016

FILE NO: 2012082205

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson
Personally appeared before me, Jackie Lampley, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06/14/2013

JACKIE LAMPLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-14-2013