(2)

BILL GARRETT, Davidson County
Trans:T20120075574 DEEDWARR
Recvd: 10/04/12 15:34 2 pgs
Fees:13.00 Taxes:222.00
20121004-0091226

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 $60,000.00

Affiant

Subscribed and sworn to before me, this 28th day of September 2012

Notary Public
My commission expires: May 17, 2015

MISTY M. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON My Comm. Expires May 17, 2015

Address of New Owner:	Send Tax Bills to:	Tax Information
Kelton Investments, LLC 1117 Ardee Avenue Nashville, TN 37216	New owner	06115009900

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 **Kelton Investments, LLC, a** Tennessee **limited liability company,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in County, State of Tennessee, described as follows:

Being Lot No. 7 and the easterly 10 feet of Lot No. 6 of Block "C" on the Plan of Sunnymeade Subdivision, as of record in Book 974, pages 56 and 57, Register's Office for said County.

Said lot and part of lot adjoin and front together 60 feet on the northerly side of Ardee Avenue and run back between lines, 204.4 feet on the easterly line of Lot No. 7 and 201.4 feet more or less on the westerly line of said part of Lot No. 6, to a dead line in the rear, measuring 60 feet more or less, thereon.

Being the same property conveyed to Jack E. Williams and wife, Robbie S. Williams by deed from Helen Buckley, Administratrix of the Estate of Buena H. Travis, Deceased, dated July 31, 1987 and recorded in Book 7315, page 687, Register's Office for Davidson County, Tennessee. The said Robbie S. Williams having since died on December 25, 2009 in Sumner County, Tennessee

Being the same property conveyed to Aerial Investment Properties, LLC, a Tennessee limited liability company, by deed from Jack E. Williams, unmarried, of record in Instrument No. 20121004-0091225 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 1117 Ardee Avenue, Nashville, TN 37216

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 28th day of September, 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, **Trey Cain**, with whom I am personally acquainted or proven to me upon the basis of satisfactory evidence, who acknowledged that he is the Authorized Representative for **Aerial Investment Properties, LLC** and who further acknowledged that he executed the foregoing instrument for the purposes therein contained by signing his name as the Authorized Representative for **Aerial Investment Properties, LLC**.

Witness my hand and official seal at Franklin, Tennessee, this the 28th day of September, 2012.

_____
Notary Public

HENRY E. RAGLE, IV
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 6-23-14

FILE NO: 2012092268