WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20120089954 DEEDWARR
Recvd: 11/26/12 16:05 2 pgs
Fees: 13.00 Taxes: 266.40

20121126-0108519

R-MK-12-5006

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,000.00

Affiant

Subscribed and sworn to before me, this 20th DAY OF November, 2012.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

My Commission Expires January 7, 2013

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aerial Investment Properties	NEW OWNER (NAME)	
415 Church Street, #2804 (ADDRESS)	(ADDRESS)	
Nashville, TN 37219 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	091-07-0-278.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we STEPHEN S. MORRIS, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto AERIAL INVESTMENT PROPERTIES, LLC, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOTS NOS. 909 AND 911 OF BLOCK NO. 136, ON THE PLAN NO. 1 OF WEST NASHVILLE OF RECORD IN PLAT BOOK 57, PAGE (S) 74 AND 75, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

SAID LOTS NOS. 909 AND 911 FRONT TOGETHER 50 FEET ON THE NORTHERLY SIDE OF MICHIGAN AVENUE AND EXTEND BACK BETWEEN PARALLEL LINES, 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO STEPHEN S. MORRIS, UNMARRIED BY QUITCLAIM DEED FROM BRENDA C. MORRIS, UNMARRIED OF RECORD AT INSTRUMENT NO. 20111010-0078502, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED OCTOBER 03, 2011 AND RECORDED ON OCTOBER 10, 2011.BEING THE SAME PROPERTY CONVEYED TO STEPHEN S. MORRIS, UNMARRIED BY QUITCLAIM DEED FROM BRENDA C. MORRIS, UNMARRIED OF RECORD AT INSTRUMENT NO. 20110923-0073858, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED SEPTEMBER 16, 2011 AND RECORDED ON SEPTEMBER 23, 2011.BEING THE SAME PROPERTY CONVEYED TO BRENDA C. MORRIS AND HUSBAND STEPHEN S. MORRIS BY DEED FROM NORMA RICHARDS LOVE AND HUSBAND, J.H. LOVE OF RECORD AT INSTRUMENT NO. 20040512-0055399, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MAY 7, 2004 AND RECORDED ON MAY 12, 2004.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 57, PAGE (S) 74 AND 75, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 5006 Michigan Avenue, Nashville, Tennessee 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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/our hand(s) this 20th day of November, 2012.

Stephen S. Morris

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stephen S. Morris, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of November, 2012.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903