BILL GARRETT, Davidson County
Trans:T20130023568 DEEDWARR
Recvd: 03/22/13 10:17 2 pgs
Fees:13.00 Taxes:278.24

20130322-0028460

WARRANTY DEED

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

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$75,200.00**.

Jodi Jackson
Affiant

Subscribed and sworn to before me, this the 20th day of March, 2013.

Henry E. Ragle IV
Notary Public

My commission expires: 6-23-14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Aerial Investment Properties, LLC	NEW OWNER	**Map 083-05-0, Parcel 083.00**
1726 4th Avenue North		
Nashville, TN 37208		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

B and V Development, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Aerial Investment Properties, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the west 116.5 feet of Lot No. 24 on the Map of D. T. McGavock's Addition, of record in Book 21, page 7, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 24 fronts 62.5 feet on the east side of 4th Avenue North formerly Cherry Street, and runs back between parallal lines 116.5 feet to an alley.

Being the same property conveyed to B and V Development by Deed from William L. Martin and Geraldine Martin McKinney, dated August 7, 2007, of record in Instrument No. 20070824-0101251, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__x__) Unimproved (____) property, known as **1726 4th Avenue North, Nashville, TN 37208**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, 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 **March, 2013.**

B and V Development, LLC

BY: Barbara J. Winfrey CMJ

Barbara J. Winfrey, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, the within named **Barbara J. Winfrey,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Chief Manager of **B and V Development, LLC, a Tennessee limited liability company**, the within named bargainor, and that she as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing for and in behalf of the **limited liability company** by herself as such officer.

WITNESS my hand and official seal at Nashville, Tennessee, this 20 day of March, 2013.

Notary Public

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires: 2/13/17