BILL GARRETT, Davidson County
Trans: T20130027744 DEEDWARR
Recvd: 04/05/13 09:57 2 pgs
Fees: 13.00 Taxes: 662.30
20130405-0033727

WARRANTY DEED

G-KW-13-1711

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$180,000.00~~ $179,000.00

Jodie Jackson
Affiant

Subscribed and sworn to before me, this 1st DAY OF APRIL, 2013.

Notary Public

MY COMMISSION EXPIRES: 3-21-2016
(AFFIX SEAL)

KRISTINA SELPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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	Aerial Investment Properties	
1100 Douglas Avenue	1100 Douglas Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37206	94-2-85.01
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, we JGLAC, LLC, A KENTUCKY LIMITED LIABILITY COMPANY, 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 LOT 1, FINAL PLAT OF GARAFOLA ACRES, REVISION 1, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20130328-0030721, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING PART OF THE SAME PROPERTY CONVEYED TO JGLAC, LLC BY WARRANTY DEED FROM DONALD E. WAGNER, RECORDED ON THE 2ND DAY OF OCTOBER, 2012 IN INSTRUMENT NO. 20121002-0090050, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE LISTED IN PLAT OF RECORD IN INSTRUMENT NO. 201303280030721, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved (X)
This is improved ( ) property, known as 1711 Sevier Street, Nashville, Tennessee 37206
(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 1st day of April, 2013.

JGLAC, LLC
BY: _____, Authorized Agent
Laura Mitchell, Authorized Agent

STATE OF Tennessee
COUNTY OF Davidson

On this the 1st day of April, 2013, before me personally appeared Laura Mitchell, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Authorized Agent of JGLAC, LLC, the within named bargainor, a limited liability company, and that he/she as such Authorized Agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 1st day of April, 2013.

Notary Public

My Commission Expires: 5-20-14



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