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 $90,000.00

Affiant

Subscribed and sworn to before me, this 3rd day of May, 2013.

Notary Public
My commission expires: 3.21.2016

KRISTIN SELPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

BILL GARRETT, Davidson County
Trans:T20130037994 DEEDWARR
Recvd: 05/07/13 10:47 2 pgs
Fees:13.00 Taxes:333.00
20130507-0045944

Address of New Owner:	Send Tax Bills to:	Tax Information
Aerial Investment Properties 1100 Douglas Avenue Nashville, TN 37206	New Owner	08108025600

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, **Rhonda Oldham, married, and Patricia L. Gidcomb, unmarried,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Aerial Investment Properties, LLC, a Tennessee limited liability company,** 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:

> Being Lot No. 468 on the Plan of North Nashville Real Estate Company's plan of lots as of record in Book 21, Page 105, and Unit A and Unit B 1809 5th. Avenue North Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20130415-0036898, Register's Office for Davidson County, Tennessee.
>
> Being part of the same property conveyed to Rhonda Oldham and Patricia L. Gidcomb by the Estate of James E. Gidcomb, Sr. Decedent died testate on December 28, 2012. Decendent was predeceased by his spouse, Patricia E. Gidcomb, who died on May 14, 2012. James E. Gidcomb and wife Patricia E. Gidcomb received title by deed from Bruce Nelson Oldham and wife, Rhonda Marie Oldham, dated November 23, 1989 and recorded in Book 8010, page 155, 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 1809 5th Avenue North, Nashville, TN 37208

Grantor, Rhonda Oldham, represents and warrants that neither she nor her spouse has resided in the above referenced property and the property has never been marital property.

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 3rd day of May, 2013.

Rhonda Oldham
By: Bruce N. Oldham Attorney In Fact
Rhonda Oldham Bruce N. Oldham Attorney In Fact

Patricia L. Gidcomb
Patricia L. Gidcomb

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 ~~Rhonda Oldham and~~ **Patricia L. Gidcomb,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this the 3rd day of May, 2013.

Notary Public

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

My Commission expires: 6/9/2013

FILE NO: 2013042530

State of Tennessee
County of Williamson

On this 3rd day of May, 2013, before me personally appeared Bruce N. Oldham, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Rhonda Oldham, and who acknowledged that he executed the same as the free act and deed of Rhonda Oldham.

My Commission expires: 6/9/2013

Notary Public

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.