BILL GARRETT, Davidson County
Trans:T20130038841 DEEDWARR
Recvd: 05/09/13 10:35 2 pgs
Fees:13.00 Taxes:917.22
20130509-0046965

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 $247,897.00

JANE GRAZIER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Affiant

Subscribed and sworn to before me, this 29th day of April 2013.

Notary Public

My commission expires: 8/16/14

Address of New Owner:	Send Tax Bills to:	Tax Information
Jennifer L. Phillips 5006 B Michigan Avenue Nashville, TN 37209	Same address as new Owner	PART OF 09107027800

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 **Jennifer L. Phillips, an unmarried person, and Joshua S. Roberts, an unmarried person,** 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:

Land in Davidson County, Tennessee, being Lot No. 911 of Block No. 136, Plan No. 1 West Nashville, as shown on plat of record in Book 57, Pages 74 and 75, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Trey Cain, Trustee of the 5006B Michigan Avenue Land Trust by Quitclaim from Aerial Investment Properties, LLC, dated January 15, 2013 and recorded in Instrument No. 20130118-0006244, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Aerial Investment Properties, LLC, a Tennessee limited liability company, by quitclaim deed from Trey Cain, Trustee of the 5006B Michigan Avenue Land Trust of record in Instrument No. 20130509-0046964 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 5006 B Michigan Avenue, Nashville, TN 37209

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 29th day of April, 2013.

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, the within named **Trey Cain**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he is the Authorized Representative for **Aerial Investment Properties, LLC** and who further acknowledged that he executed the within 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 29th day of April, 2013.

_____
Notary Public

My Commission expires: 3.21.2016

M. KRISTIN SELPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

FILE NO: 2013042502