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 $320,000.00

Affiant

Subscribed and sworn to before me, this 18 day of June, 2013.

Notary Public
My commission expires: 10-20-2013

BILL GARRETT, Davidson County
Trans:T20130052608 DEEDWARR
Recvd: 06/21/13 10:09 2 pgs
Fees:13.00 Taxes:1184.00
20130621-0063724

Address of New Owner:	Send Tax Bills to:	Tax Information
Katherine Spence	Pinnacle National Bank	PT OF 08108025500
1807A 5th Avenue North	150 3rd Avenue South, Suite 900	
Nashville, TN 37208	Nashville, TN 37201	

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, **Trey Cain, Trustee of the 1807 5th Avenue North Land Trust,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Katherine Spence, unmarried,** 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:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee being Unit No. A of The Plan of 1807 5th Avenue North Townhomes, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of 1807 5th Avenue North
Townhomes of record in Instrument No. 20130117-0005974, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the By-Laws and Charter for the administration thereof, and is subject to easements, rights and interests in favor of other unit owners and all sewer, water electrical, telephone and other utility easements now or hereafter established over through or upon the land embracing the regime and building thereon; and also incuding, without limitations, all conditions, covenants, restrictions and options, burdens, Assessments and other undertakings contained in the Master Deed of record in Instrument Number 20130117-0005974, Register's Office for Davidson County, Tennessee.

Being a portion of the property conveyed to Trey Cain, Trustee of the 1807 5th Avenue North Land Trust by Quitclaim Deed from Aerial Investment Properties, LLC, a Tennessee limited liability company, dated January 2, 2013 and recorded in Instrument No. 20130104-0001299, Register's Office for Davidson County, Tennessee.

Being a portion of the property conveyed to Aerial Investment Properties, LLC, a Tennessee limited liability company by deed from Charles R. Hall and Guinna Sue Hall, dated December 28, 2012 and recorded in Instrument No. 20130104-0001297, Register's Office for Davidson County, Tennessee.

Being a portion of the property conveyed to Charles R. Hall and Guinna Sue Hall by Deed from C.A. Hall, dated February 8, 1993 and recorded in Book 8862, page 950,

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 1807A 5th 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 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 18th day of June, 2013.

Trey Cain, Trustee of the 1807 5th Avenue North Land Trust

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, Trustee of the 1807 5th Avenue North Land Trust,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this the 18th day of June, 2013.

Notary Public

JUDY MANGRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission expires: 10-20-2013

FILE NO: 2013052539