(3)

BILL GARRETT, Davidson County
Trans:T20130054122 DEEDWARR
Recvd: 06/26/13 10:40 2 pgs
Fees:13.00 Taxes:66.60

20130626-0065611

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $18,000.00

Affiant

Subscribed and sworn to before me, this 24th day of June, 2013

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) 03-07-17

GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aerial Investment Properties, LLC	New Owner	
(NAME)	(NAME)	(MAP)
415 Church Street, Apt 2804		09209001400
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37219		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, James Wingo, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Aerial Investment Properties, LLC, a Tennessee limited liability company, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Part of Lot 8 on the Plan of Clifton Plat of Lots of record in Plat Book 21, Page 35, in the Register's Office for Davidson County, Tennessee, described according to a survey made by S.M. McMurray Engineering Company, March 9, 1944 as follows:

Beginning at an iron pin on the westerly margin of 39th Avenue, North at the northeast corner of the property conveyed to Henry Roland and wife, by deed from John C. Fleming of record in Book 289, Page 287, said Register's Office, said point being 266.5 feet north of the northerly margin of Delaware Avenue; thence with the westerly margin 39th Avenue, North, northwardly 34 feet to an iron pin 39.2 feet south of the dividing line between lots Nos. 8 and 11; thence westwardly 176.2 feet to an iron pin in the easterly margin of an alley at a point 43.6 feet south of said dividing line; thence with said alley, southwardly 34 feet to a post in the northerly line of said Roland property; thence with said line, eastwardly 176 feet to the beginning.

Being the same property conveyed to James Wingo and Rebecca Wingo by Deed from Clerk and Master for Davidson County, Tennessee of record in Book 10831, page 428, Register's Office for Davidson County, Tennessee, and further conveyed to James Wingo by quitclaim deed from Rebecca Wingo of record in Instrument No. 20130626 0065610, said Register's Office.

James Michael Wingo and James Wingo are one and the same person.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved property known as: 609 39th Avenue North, Nashville, Tennessee 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 GRANTEES, their heirs and assigns forever; and we do covenant with 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,

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 24th day of June, 2013.

James Wingo aka James Michael Wingo by Martha Dee Ann Wingo attorney in fact

James Wingo aka James Michael Wingo by
Martha Dee Ann Wingo, his attorney in fact.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Williamson County, appeared Martha Dee Ann Wingo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-In-Fact for James Michael Wingo, the within named bargainor, and that she as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name James Michael Wingo, the bargainor, by the said Martha Dee Ann Wingo, as Attorney in Fact.

Witness my hand and official seal at office at Nashville, Tennessee on this the 24 day of June, 2013.

Notary Public

My Commission Expires: 9/23/13

JENNIFER S. DUNLAP
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY