BILL GARRETT, Davidson County
Trans:T20130063361 DEEDWARR
Recvd: 07/25/13 09:56 2 pgs
Fees:13.00 Taxes:1500.35

20130725-0076917

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 $405,500.00

Affiant

Subscribed and sworn to before me, this 23 day of July 2013.

Notary Public
My commission expires: 11/3/15

ETTA CARTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Hooman Rahimi | Pinnacle Bank | 10304031400 |
| 3823 Sentinel Drive | 150 3rd Avenue South, Suite 900 | |
| Nashville, TN 37209 | 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, **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 **Hooman Rahimi, 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:

Land in Davidson County, Tennessee, being Lot No. 15, on the Plan of Second Revised Plan of Valley View Subdivision, Section One, of record in Book 2331, page 113, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Aerial Investment Properties, LLC, a Tennessee limited liability company by Warranty Deed from Carole Freeman and Michael Freeman Kenner, dated November 20, 2012 and recorded in Instrument No. 20121126-0108272, 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 3823 Sentinel Drive, 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 23rd day of July, 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 Troy Cain, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she is the Auth. Rep. for **Aerial Investment Properties, LLC** and who further acknowledged that he/she executed the within instrument for the purposes therein contained by signing his/her name as the Auth. Rep. for **Aerial Investment Properties, LLC.**

Witness my hand and official seal at Brentwood, Tennessee, this the 23rd day of July, 2013.

_____
Notary Public

My Commission expires: 11/3/15

ETTA CARTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

FILE NO: 2013052582