BILL GARRETT, Davidson County
Trans:T20130064465 DEEDWARR
Recvd: 07/29/13 11:25 2 pgs
Fees:13.00 Taxes:1246.18

20130729-0078475

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $336,806.00

Affiant

Subscribed and sworn to before me, this 25 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
Harry C. Blake	SunTrust Mortgage, Inc.	072090300
918 Fairwin Avenue	901 Semmes Avenue	
Nashville, TN 37216	Richmond, VA 23224	

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 916 & 918 Fairwin Avenue Land Trust,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Harry C. Blake, unmarried, and Dennis P. O'Brien, unmarried, as joint tenants with right of survivorship,** 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 number 55 on the Map of Eskridge's Subdivision of part of the W. B. Franklin property as of record in Book 547, Page 52, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Aerial Investment Properties, LLC by Warranty Deed from Jack E. Williams and Deborah Williams, dated September 28, 2012 and filed in Instrument Number 20121003-0090427, Register's Office of Davidson County, Tennessee.

Aerial Investment Properties, LLC quitclaimed all of it's right, title, and interest in property to Trey Cain, Trustee of the 916 & 918 Fairwin Avenue Land Trust, dated January 2, 2013 and recorded in Instrument No. 20130104-0001300, 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 918 Fairwin Avenue, Nashville, TN 37216

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 25th day of July, 2013.

Trey Cain, Trustee of the 916 & 918
Fairwin Avenue 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 916 & 918 Fairwin Avenue 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 Brentwood, Tennessee, this the 25th day of July, 2013.

Notary Public

My Commission expires: 11/3/15

ETTA CAIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

FILE NO: 2013072645