BILL GARRETT, Davidson County
Trans:T20130078806 DEEDWARR
Recvd: 09/11/13 13:18 3 pgs
Fees:18.00 Taxes:1598.40
20130911-0095942

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 $432,000.00

Toni Belyea
Affiant

Subscribed and sworn to before me, this 6 day of Sept, 2013.

Etta Carter
Notary Public
My commission expires: 11/3/15

STATE OF TENNESSEE NOTARY PUBLIC ETTA CARTER COUNTY OF DAVIDSON

Address of New Owner:	Send Tax Bills to:	Tax Information
Scott J. Peterson	Gardner Financial	10509030300
1006 West Grove Avenue	3503 Paesanos Parkway	
Nashville, TN 37203	San Antonio, TX 78231	

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 **Scott J. Peterson and wife, Elizabeth M. Peterson,** 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 a portion of the westerly 70 feet 9 inches of Lot No. 15 on Jones and Dudley's Addition, as of record in Book 57, page 147, and being same property identified as Unit B on Exhibit B on the 1004 West Grove Avenue Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20130325-0029187, Register's Office for Davidson County, Tennessee, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 70 feet 9 inches on the northwesterly side of West Grove Avenue and runs back between parallel lines 145 feet to an alley.

Being part of the same property conveyed to Aerial Investment Properties, LLC, a Tennessee Limited Liability Company by Warranty Deed from Charles Anthony, Jr. and Byron Anthony and Kenneth Anthony dated March 18, 2013 and recorded in Instrument No. 20130325-0029186, Register's Office for Davidson County, Tennessee, and being part of the same property conveyed to Charles Anthony, Jr., Byron Anthony and Kenneth Anthony by Will of Gladys T. Anthony dated December 9, 2010 and recorded in Instrument No. 20130206-0012540, 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 1006 West Grove Avenue, Nashville, TN 37203

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 6th day of September, 2013.

Aerial Investment Properties, LLC

By: _____
Trey Cain, 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, Authorized Representative of **Aerial Investment Properties, LLC,** the bargainor(s), a limited liability company, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged that he, being authorized to do so, executed the within instrument for the purposes therein contained by signing the name of the limited liability company as such Authorized Representative.

Witness my hand and official seal at Brentwood, Tennessee, this the 6th day of September, 2013.

_____
Notary Public

My Commission expires: 11/3/15

FILE NO: 2013072656

ADDRESS AFFIDAVIT

I, the undersigned, do hereby certify that 1004 B West Grove Avenue, Nashville, Tennessee 37203 Map/Parcel #10509030300 is now know as 1006 West Grove Avenue, Nashville, Tennessee 37203, Map/Parcel #105090M00200CO; being one and the same property.

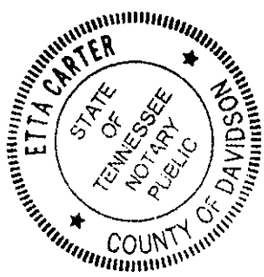
The property shall forever be known as 1006 West Grove Avenue, Nashville, TN 37203, Map/Parcel #105090M00200CO, unless changed by the Davidson County Property Assessor's Office.

Tennessee Title & Escrow Affiliates, LLC

By: _____
Trey Cain, President

Sworn to and subscribed before me, Etta Carter, a Notary Public, in the State of Tennessee, County of Davidson, this 9th day of September, 2013.

_____
My Commission Expires: 11/3/15
Etta Carter



Prepared By: Cain & Associates, PLLC
1000 Corporate Centre Drive, Suite 125, Franklin, TN 37067