BILL GARRETT, Davidson County
Trans: T20130082519 DEEDWARR
Recvd: 09/24/13 10:53 2 pgs
Fees: 13.00 Taxes: 1280.20
20130924-0100286

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 $346,000.00

Affiant

Subscribed and sworn to before me, this 13 day of Sept 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
Giordano L. Regio 1717 B 5th Avenue N Nashville, TN 37208	New Owner	P/O 08108046000

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 **Giordano L. Regio,** 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 part of Lot No. 178, on the Plan of North Nashville Real Estate Company's Plan, of record in Plat Book 21, Page 105, as described as Unit B, 1717 5th Avenue North Townhomes, a Horizontal Property Regime, of record as Instrument No. 20130311-0024115, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being part of the same property conveyed to Aerial Investment Properties, LLC, by Deed from Charles R. Hall and wife, Guinna Sue Hall, of record as Instrument No. 0130311-0024114, 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 1717 B 5th Avenue N, 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 13th 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, as Authorized Representative of **Aerial Investment Properties,** 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 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 13th day of September, 2013.

_____
Notary Public

My Commission expires: 11/3/15

ETTA CARTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

FILE NO: 2013082730