BILL GARRETT, Davidson County
Trans:T20130086452 DEEDWARR
Recvd: 10/07/13 10:06 2 pgs
Fees:13.00 Taxes:1202.50
20131007-0104968

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 $325,000.00

Affiant

Subscribed and sworn to before me, this 5th day of September, 2013.

Notary Public
My commission expires: 9-9-2014

ANNETTE J. SCUTELLA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT 9, 2014

Address of New Owner:	Send Tax Bills to:	Tax Information
Iain Morris and Marchelle Bradanini 4963 Los Feliz Blvd. Los Angeles, CA 90027	New Owner	08108021300

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 **Iain Morris and wife Marchelle Bradanini,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in County, State of Tennessee, described as follows:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Unit No. B of The Plan of 1806 7th Avenue North Townhomes, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of 1806 7th Avenue North Townhomes of record in Instrument No. 20130525-0029191, First Amended and Restated Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20130502-0044146, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the By-Laws and Charter for the administration thereof, and is subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, Assessments and other undertakings contained in the Master Deed of record in Instrument Number 20130525-0029191, First Amended and Restated Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20130502-0044146, Register's Office for Davidson County, Tennessee.

Being a portion of the property conveyed to Aerial Investment Properties, LLC, a Tennessee limited liability company by Quitclaim Deed from Trey Cain, Trustee of the 1806 7th Avenue North Trust, dated May 3, 2013 and record in Instrument No. 20130508-0046294, 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 1806B 7th Avenue North, Nashville, TN 37206

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 5th 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 for **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 5th day of September, 2013.

Notary Public

My Commission expires: 11/3/15

ETTA CARTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

FILE NO: 2013062612