RETURN TO

Greenvue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20130105781 DEEDWARR
Recvd: 12/19/13 12:36 2 pgs
Fees:13.00 Taxes:2108.63
20131219-0128286

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 $569,900.00

Affiant

Subscribed and sworn to before me, this 16 day of December, 2013

Notary Public
My commission expires: 12-21-14

JENNY AVERHOFF NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
M. Jeanette Crooks 1210A Ashwood Avenue Nashville, TN 37212	~~New Owner~~ Gardner Financial Services, Ltd 3503 Paesanos Pkwy San Antonio, TX 78231-1225	10513004300

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 **M. Jeanette Crooks, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 345, Unit A as shown in Declaration of Covenants, Conditions and Restrictions for 1210 Ashwood Avenue Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument Number 20130719-0074978, Register's Office for Davidson County, Tennessee, and the West five feet of Lot No. 346 on the re-subdivision of Part of Belmont Land Company's Subdivision of Belmont Heights, as of record in Book 421, Page 71, Register's Office for Davidson County, Tennessee.

Said Lot No 345 and said part of Lot No. 346 front together fifty-five feet on the Northerly side of Ashwood Avenue and run back between parallel lines, with the Easterly margin of Eastwood Street 150 feet to an alley.

LESS and EXCEPT: That property conveyed to Nashville Authority contained in the instrument dated December 29, 1966 and recorded December 30, 1966 in Deed Book 4090, Page 266, in the Office of the Register of Davidson County, Tennessee.

Being part of the same property conveyed to Aerial Investment Properties, LLC, a Tennessee limited liability company, by Warranty Deed from Alice Faye Kennedy, unmarried, recorded on May 10, 2013 in Instrument Number 20130610-0058790, Register's Office for Davidson County, Tennessee, and Being the same property conveyed to Alice Faye Kennedy by the instrument recorded November 16, 2007 in Instrument Number 20071116-0134795, in the Office of the Register's Office for Davidson County, Tennessee.

This property is improved property known as 1210A Ashwood Avenue, Nashville, TN, 37212

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 16th day of December, 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.

Witness my hand and official seal at Franklin, Tennessee, this the 16th of December, 2013.

_____
Notary Public

My Commission expires: 11/3/15

FILE NO: 2013112830

ETTA CARTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON