NEW PROPERTY OWNER IS AND SEND TAX BILLS TO:	THIS INSTRUMENT PREPARED BY:
Attn: Joshua Randolph Aerial Investment Properties, LLC 521 5th Ave. South Nashville, TN 37203	Joseph L. Lackey, Jr. 2400 Crestmoor Road Nashville, TN 37215
Map and Parcel No.	08108 0404 900

Warranty Deed

FOR AND IN CONSIDERATION of the sum of **NINETY THREE THOUSAND AND NO/100 ($93,000.00) DOLLARS,** cash in hand paid, the receipt of which is hereby acknowledged, we, **MILDRED W. DAVIS AND GLORIA W. LUTTRELL,** Individually and as Co-Trustees of the Woodroof Family Trust with Full Powers to Sale have this day bargained and sold and by these presents do hereby transfer and convey unto, **AERIAL INVESTMENT PROPERTIES, LLC,** a Tennessee Limited Liability Company, its successors and assigns, the following described lot or parcel of land situated in Davidson County, Tennessee, as follows:

> Land in Davidson County, Tennessee, being Lot No. 209 in North Nashville Real Estate Company's Plan, of record in Book 21, Page 105, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Said Lot No. 209 adjoins and fronts 50 feet on the easterly side of 7th Avenue North, formerly Vine Street, and runs back between parallel lines, 175 feet, more or less, to an alley.

Being part of the same property conveyed to Mildred W. Davis and Gloria W. Luttrell in their capacities as Co-Trustees of The Woodroof Family Trust, by deed from Gloria W. Luttrell and Mildred W. Davis, as Co-Executrixes of the estate of Hettie Woodroof, deceased, of record in Book 7115, page 912, dated January 22, 1987, said Register's Office of Davidson County, Tennessee.

WE COVENANT with the said GRANTEE that we are lawfully seized and possessed of the above described lot or parcel of land, that we have a good right to convey same, and that the same is unencumbered, EXCEPT for 2014 real estate taxes which are to be pro-rated, applicable zoning and building regulations and all visible easements and Restrictions referred to herein above.

This is improved property at 1710 7th Ave. No., 37208.

WE FURTHER COVENANT with the said **GRANTEE** and bind ourselves, our heirs and legal representatives, to warrant and forever defend the title to said lot or parcel of land, unto the said **GRANTEE**, its successors and assigns, against all lawful claims of all persons whomsoever; EXCEPT as herein above set forth.

This property being sold "AS IS."

WITNESS our hands this, the 14th day of March, 2014.

Mildred W. Davis
Mildred W. Davis, Individually

Gloria W. Luttrell
Gloria W. Luttrell, Individually

Mildred W. Davis, Co-Trustee
Mildred W. Davis, Co-Trustee of the Woodroof Family Trust

Gloria W. Luttrell, Co-Trustee
Gloria W. Luttrell, Co-Trustee of the Woodroof Family Trust

BILL GARRETT, Davidson County
Trans:T20140021413 DEEDWARR
Recvd: 03/31/14 14:30 2 pgs
Fees:13.00 Taxes:344.10
20140331-0026399

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MILDRED W. DAVIS AND GLORIA W. LUTTRELL, Individually, and as Co-Trustees of the Woodroof Family Trust, bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 14 day of March, 2014.

Daniel Toole
NOTARY PUBLIC

My Comm. Expires: 1-9-2016

DANIEL TOOLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

OATH

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, or We, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $93,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Gloria W. Luttrell
AFFIANT

SUBSCRIBED and sworn to before me, this the 14 day of March, 2014.

Daniel Toole
NOTARY PUBLIC

My Comm. Expires: 1-9-2016

DANIEL TOOLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY