BILL GARRETT, Davidson County
Trans:T20140037715 DEEDWARR
Recvd: 05/30/14 09:55 2 pgs
Fees:13.00 Taxes:408.00
20140530-0046481

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,270.00

Affiant

Subscribed and sworn to before me, this 22ND DAY OF MAY, 2014.

Annette J. Scutella
Notary Public

MY COMMISSION EXPIRES: 9-9-2014

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aerial Investment Properties, LLC, a Tennessee limited liability company	Same as new owner	07209014000
	(NAME)	
521 5th Avenue South		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Robert Wayne Romines and wife, Eva Jean Romines, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Aerial Investment Properties, LLC, a Tennessee limited liability company, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY 36 FEET OF LOT NO. 13 AND THE EASTERLY 27 FEET OF LOT NO. 14 IN BURK SPAIN SUBDIVISION OF PART OF THE ZACK STULL LANDS, A PLAN OF WHICH IS OF RECORD IN BOOK 161, PAGE 129, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SAID WESTERLY PART OF LOT NO. 13 AND THE EASTERLY PART OF LOT NO. 14 TOGETHER FRONT 63 FEET ON THE NORTHERLY SIDE OF SPAIN AVENUE, AN EXTEND BACK NORTHWARDLY BETWEEN PARALLEL LINES 165 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO ROBERT WAYNE ROMINES AND WIFE, EVA JEAN ROMINES BY DEED FROM H.E. MCCLANAHAN AND KAY MCCLANHAN RIVER OF RECORD IN BOOK 5515, PAGE 468, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 927 Spain Avenue, Nashville, TN 37219
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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/our hand(s) this 22nd day of May, 2014.

WARRANTY DEED
(Continued)

Robert Wayne Romines

Eva Jean Romines

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert Wayne Romines and wife, Eva Jean Romines, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of May, 2014.

Notary Public

My Commission Expires: 11/3/15

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Tennessee Title & Escrow
7105 Crossroad Blvd., Ste. 101
Brentwood, TN 37027