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 $264,900.00

Affiant

Subscribed and sworn to before me, this 28th day of August, 2014.

Notary Public
My commission expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Jeremy Blake King<br>6118 Louisiana Avenue<br>Nashville, TN 37209 | New Owner | 091-02-0C-001.00-CO |

## 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, **Astercor Group, LLC, a Tennessee limited liability company,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Jeremy Blake King,** 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:

Being Unit A, 6118 Louisiana Avenue Townhomes, a Horizontal Property Regime with Private Elements as set out in the Declaration of Covenants, Conditions, and Restrictions of record as Instrument Number 01305070045979, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said Unit.

Being a portion of the same property conveyed to AsterCor Group, LLC a Tennessee limited liability company by Warranty Deed from Aerial Investment Properties, LLC, a Tennessee limited liability company, recorded on July 10, 2013 of record Instrument Number 20130710-0071253, Register's Office for Davidson County, Tennessee.

This property is improved property known as **6118 Louisiana Avenue, Nashville, TN, 37209**

BILL GARRETT, Davidson County
Trans:T20140065486 DEEDWARR
Recvd: 09/03/14 14:44 2 pgs
Fees:13.00 Taxes:980.13
20140903-0080605

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 28th day of August, 2014.

Astercor Group, LLC, a
Tennessee limited liability company

By: _____
Carol Hatcher
Its: Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Carol Hatcher, Chief Manager of Astercor Group, LLC,** the within named bargainor, **a Tennessee 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 she, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company as such **Chief Manager.**

Witness my hand and official seal at this 28th day of August, 2014.

_____
Notary Public

My Commission expires: 3-8-16

FILE NO: 2014083213

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.