Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20140065911 DEEDWARR
Recvd: 09/04/14 14:22 2 pgs
Fees:13.00 Taxes:1462.98
20140904-0081112

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $395,400.00

Affiant

Subscribed and sworn to before me, this 26th day of August, 2014.

Notary Public
My commission expires:

SHARA HUGHES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-11-2017

Address of New Owner:	Send Tax Bills to:	Tax Information
Dustin Sharp 1710A 7th Avenue North Nashville, TN 37208	New Owner	081080404900 p/o

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 **Dustin Sharp and Kasey Sharp*** 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:

*husband and wife

Being Unit A, 1710 7th Avenue North Townhomes, a Horizontal Property Regime with Private Elements as set out in the Declaration of Covenants, Conditions, and Restrictions of record as Instrument Number 20130207-0012946, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete description thereof.

Being a portion of the same property conveyed to Aerial Investment Properties, LLC, a Tennessee limited liability company by Warranty Deed from Mildred W. Davis and Gloria W. Luttrell, Individually and as Co-Trustees of the Woodroof Family Trust with Full Powers to Sale, recorded on March 31, 2014 in Instrument Number 20140331-0026399, Register's Office for Davidson County, Tennessee.

This property is improved property known as **1710A 7th Avenue North, Nashville, TN, 37208**

This conveyance is subject to the following: (1) All matters appearing of record in Plat Book 21, Page 105, Register's Office for Davidson County, Tennessee; (2) Declaration of Covenants, Conditions and Restrictions for 1710 7th Avenue North Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument Number 20140331-0026401, Register's Office for Davidson County, Tennessee.

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 26th day of August, 2014.

Aerial Investment Properties, LLC, a
Tennessee limited liability company

By: _____
Trey Cain
Its: Authorized Representative

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Trey Cain, Authorized Representative for Aerial Investment Properties, 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 he, 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 Authorized Representative.

Witness my hand and official seal at this 26th day of August, 2014.

_____
Notary Public

My Commission expires: 3-8-16

FILE NO: 2014083239