BILL GARRETT, Davidson County
Trans:T20140097429 DEEDWARR
Recvd: 12/31/14 09:34 3 pgs
Fees:18.00 Taxes:407.00
20141231-0119101

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-141200376

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 30th day of DECEMBER, 2014

Notary Public

MY COMMISSION EXPIRES: 3/6/18

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
AARON WINTERS 1329 ARDEE AVE. NASHVILLE, TN 37216	SAME	072-10-0-316.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

PREFERRED TRUST COMPANY, CUSTODIAN FBO LY U. SMITH 75% AND MDS REALTY INVESTMENTS, INC. 25%

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

AARON WINTERS, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 37 on the Plan of Chas. U. Coggins First Addition to Nashville, being a Subdivision of Part of The Hinds-Litton Tract, as of record in Book 421, Page 33, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

BEING the same property conveyed to Preferred Trust Company, Custodian FBO Ly U. Smith (75%) and MDS Realty Investments, Inc. (25%), by Warranty Deed from Luke 1610, LLC, a Tennessee limited liability company, dated 5/7/14 and recorded 5/12/14 in Instrument Number 20140512-0040268; and the same property previously conveyed to Luke 1610, LLC, by Special Warranty Deed from Transouth Financial Corporation, dated 11/19/97 and recorded 11/27/97 in Book 10693, Page 865, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **1636 CHASE STREET, NASHVILLE, TN 37216**
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.

es

Witness our hands this 29th day of DECEMBER, 2014.

PREFERRED TRUST COMPANY, CUSTODIAN FBO LY U. SMITH 75%

BY: JESSICA ANDERSON, TRUST ADMINISTRATION SUPERVISOR

MDS REALTY INVESTMENTS, INC. 25%

BY: LY U. SMITH, PRESIDENT

STATE OF KANSAS
COUNTY OF Johnson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Ly Smith with whom I am personally acquainted and who upon her oath(s) acknowledged herself to be the President of MDS Realty Investments, Inc.the within named bargainor, and corporation, and that she as such President and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Ly Smith as such President..

Witness my hand and official seal at office at Overland Park, Kansas, on this the 29th day of December, 2014.

My commission expires: 5/6/17

Notary Public

ALI BURCHETT
Notary Public
State of Kansas
My Commission Expires 5/6/17

STATE OF NEVADA
COUNTY OF _____

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Jessica Anderson with whom I am personally acquainted and who upon her oath(s) acknowledged herself to be the Trust Administration Supervisor of Preferred Trust Company, Custodian FBO Ly U. Smith, .the within named bargainor, and corporation, and that she as such Trust Administration Supervisor and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Jessica Anderson as such Trust Administration Supervisor.

Witness my hand and official seal at office at _____, Nevada on this the _____ day of December, 2014.

My commission expires:_____

Notary Public

es

Witness our hands this 29th day of DECEMBER, 2014.

PREFERRED TRUST COMPANY, CUSTODIAN FBO LY U. SMITH 75%

Jessica Anderson Trust Administration Supervisor
BY: JESSICA ANDERSON, TRUST ADMINISTRATION SUPERVISOR

MDS REALTY INVESTMENTS, INC. 25%

_____

BY: LY U. SMITH, PRESIDENT

STATE OF KANSAS
COUNTY OF _____

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Ly Smith with whom I am personally acquainted and who upon her oath(s) acknowledged herself to be the President of MDS Realty Investments, Inc.the within named bargainor, and corporation, and that she as such President and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Ly Smith as such President..

Witness my hand and official seal at office at _____, Kansas, on this the _____ day of December, 2014.

My commission expires:_____ _____
Notary Public

STATE OF NEVADA
COUNTY OF Clark

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Jessica Anderson with whom I am personally acquainted and who upon her oath(s) acknowledged herself to be the Trust Administration Supervisor of Preferred Trust Company, Custodian FBO Ly U. Smith, .the within named bargainor, and corporation, and that she as such Trust Administration Supervisor and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Jessica Anderson as such Trust Administration Supervisor.

Witness my hand and official seal at office at 2pm Henderson Nevada on this the 29th day of December, 2014.

My commission expires: 6/5/2017 _____
Notary Public

MONICA K. LOUIE
Notary Public, State of Nevada
Appointment No. 13-11080-1
My Appt. Expires June 5, 2017