# WARRANTY DEED

Return

BILL GARRETT, Davidson County
Trans:T20150033219 DEEDWARR
Recvd: 05/01/15 09:49 2 pgs
Fees:13.00 Taxes:1133.68
20150501-0039197

MST 2015-0387 (Seller)

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $306,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF April, 2015

Notary Public

MY COMMISSION EXPIRES: 3-27-18 (AFFIX SEAL)

MORGAN O'NEILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY:**

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Matthew Watkins | Wilson Bank & Trust | 072090F00100CO |
| (NAME) 919 A Delmas Ave | (NAME) 1436 W. Main Street | |
| (ADDRESS) Nashville, TN37216 | (ADDRESS) Lebanon, TN 37087 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, **Aerial Investment Properties, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew Watkins,** 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 Unit No. A of The Plan of 919 Delmas Avenue Townhomes, a horizontal property regime with private elements, as shown on Exhibit "B" of 919 Delmas Avenue Townhomes, of record in Instrument No. 201310210109646 (which omited Exhibit "B") and in 201312180127791, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.**

**Being a portion of the same property conveyed to Aerial Investment Properties, LLC, a Tennessee limited liability company by Deed from Roy Matlock, Sr. and Martha Matlock Joint Revocable Living Trust Dated 12/28/1993, Roy Matlock, Sr. and Martha Matlock, Co-Trustees of record at Instrument No. 20130911-0095938, Register's Office for Davidson County, Tennessee, dated August 30, 2013 and recorded on September 11, 2013.**

**Subject to:** Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, 2015 tax a lien on 01/01/2015 but not yet due and payable. This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the By-Laws and Charter for the administration thereof, and is subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, Assessments and other undertakings contained in the Declaration of record in Instrument Number

201310210109646 and in 201312180127791, Register's Office for Davidson County, Tennessee. Subject to all matters shown on the Plan of record in Plat Book 332, Page 33, Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

This property, known as 919 A Delmas Ave, Nashville, TN 37216
(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 29 DAY OF April, 2015.

**Aerial Investment Properties, LLC**

**BY:** _____

**Monte Poe, Its Authorized Agent**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Monte Poe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

Witness my hand and official seal at office, this 29th day of Apr., 2015

_____
Notary Public

My commission expires: 7-5-16

YVETTE LYNN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON