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BILL GARRETT, Davidson County
Trans:T20150051313 DEEDWARRSP
Recvd: 06/26/15 08:59 3 pgs
Fees:18.00 Taxes:1579.90
20150626-0061506

This Instrument Prepared By:

David R. Whittaker, BPR No. 21754
102 Woodmont Blvd.
Suite 520
Nashville, TN 37205
615-630-6584

Name and Address of New Owner:	**Name and Address of Entity Responsible for Payment of Real Property Taxes**	**Tax Map Parcel No.:**
Aaron, LLC 722 Robert Burns Drive Nashville, Tennessee 37217	Aaron, LLC 722 Robert Burns Drive Nashville, Tennessee 37217	091-07-0-057.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF **Four Hundred Twenty Seven Thousand Dollars ($427,000.00)** and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, Carol R. Vanderpool, Administrator of the Carol E. Davis Estate, (herein called "Grantors"), have this day bargained and sold, transferred and conveyed and by these presents do bargain, sell, transfer and convey unto Aaron, LLC, (herein called "Grantee") the following described property, having an address of 5011 Louisiana Avenue, Nashville, TN 37209 (also known as 1314 51st Avenue, North, Nashville, TN 37209) and being situated and located in Davidson County, Tennessee, to wit:

See the Attached **Exhibit A** for the Property Description

BEING the same property conveyed to Carol E. Davis by deed from Lewis Investment Company, Inc. of record in Book/Page or Document number 200107260079493, Register's Office for Davidson County, Tennessee. The said Carol E. Davis died intestate on July 27th, 2013.

Grantors' authority to sell said property comes from the Agreed Order for the Sale of Decedent's Real Estate to Pay Debts of Decedent entered on May 6th, 2015 of record in Davidson County Probate Court, Docket No: 13P1553.

The above-described property is improved property.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantors covenant that Grantors will forever warrant and defend the title against the lawful claims of all persons claiming by, through or under Grantors but not further nor otherwise.

The words "Grantors" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this 15 day of June, 2015.

GRANTOR:

Carol R Vanderpool (admin. for Carole Davis Estate)
CAROL R. VANDERPOOL, Administrator of the ESTATE OF CAROL E. DAVIS

STATE OF Tennessee

COUNTY OF Davidson

Before me, David R Wh. Hebr, of the State and County aforesaid, personally appeared CAROL R. VANDERPOOL,* with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Grantor, and that he as such Grantor, executed the foregoing instrument for the purpose therein contained. *Administrator of theeEstate of Carol E. Davis

WITNESS my hand and seal, this 15 day of June, 2015.

Notary Public

DAVID WHITTAKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is **$427,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant/Grantee

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Subscribed and sworn to before me this 15th day of June, 2015.

Notary Public

My Commission Expires: 5/8/17

Exhibit "A"

Being Lots numbers nine hundred twenty-two (922) and nine hundred twenty-four (924) of Block 17, Plan No. 2 of West Nashville, which is of record in Book 57, Page 172, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 922 and 924 join and front together sixty (60) feet on the South side of Louisiana Avenue and extend back Southwardly, between parallel lines, along the East margin of 51st Avenue (formerly 10th Street) one hundred and fifty (150) feet to an alley twenty-five (25) feet wide.