(3)

BILL GARRETT, Davidson County
Trans:T20150065712 DEEDWARR
Recvd: 08/07/15 12:54 2 pgs
Fees:13.00 Taxes:2220.00
20150807-0078951

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00

Coreen Newcomb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July, 2015

Valerie L Kane
Notary Public

MY COMMISSION EXPIRES: 6-4-17
(AFFIX SEAL)

VALERIE L. KANE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Comm. Expires JUNE 4, 2017

MST 2015-0704

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
Aerial Investment Properties, LLC	Aerial Investment Properties, LLC	105 13 0Q 001.00
(NAME) 521 5th Ave. S	(NAME) 521 5th Ave. S	
(ADDRESS) Nashville, TN 37203	(ADDRESS) Nashville, TN 37203	
(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, **M. Jeanette Crooks, unmarried** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Aerial Investment Properties, LLC,** 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit A as shown on Exhibit B of the Declaration of Covenants, Conditions and Restrictions for 1210 Ashwood Avenue Townhomes, a Horizontal Property Regime with Private Elements, as of record in Instrument No. 20130719-0074978, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

Being part of the same property conveyed to Aerial Investment Properties, LLC, a Tennessee limited liability company, by Warranty Deed from Alice Faye Kennedy, unmarried, recorded on May 10, 2013 in Instrument Number 20130610-0058790, Register's Office for Davidson County, Tennessee, and Being the same property conveyed to Alice Faye Kennedy by the instrument recorded November 16, 2007 in Instrument Number 20071116-0134795, in the Office of the Register's Office for Davidson County, Tennessee.

AND Being the same property conveyed to M. Jeanette Crooks, unmarried, by Warranty Deed of Aerial Investment Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 201312190128286, said Register's Office.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, any and all matters appearing of public record related to subject property.

This property, known as 1210 Ashwood Ave, Nashville, TN 37212
(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 30th DAY OF July, 2015.

M. Jeanette Crooks

STATE OF ~~Tennessee~~ Wyoming

COUNTY OF Carbon

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeanette Crooks, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30 day of July, 2015.

Notary Public

My Commission Expires: January 20, 2018

(SEAL)

Sheri Shillinger - Notary Public
County of Carbon State of Wyoming
My Commission Expires January 20, 2018