# WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150086894 DEEDWARR
Recvd: 10/13/15 09:01 2 pgs
Fees: 13.00 Taxes: 1230.25

20151013-0103848

State of Tennessee Rane
County of ~~Davidson~~ Montgomery
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $332,500.00

Hubert E. Baggett Jr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of October, 2015

R. Mitchell Ross
Notary Public

MY COMMISSION EXPIRES: 12-14-2015

(AFFIX SEAL)

R. MITCHELL ROSS NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Clarkland, a Tennessee General Partnership | Clarkland | 0906374.00 |
| (NAME) | (NAME) | |
| 5408 Louisiana | 351 Excell Rd | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37209 | Clarksville, TN 37043 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Aaron LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Clarkland, a Tennessee General Partnership,** 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. 1317 on the Plan of West Nashville, Plan No. 2, Block 28, of record in Book 57, Page 172, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Aaron LLC by deed from Aaron LLC of record in Instrument No. 20150226-0016387, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5408 Louisiana, Nashville, TN 37209
(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 hands this 7th day of October, 2015.

**Aaron LLC**

Kris Hamid President

**By: Kris Hamid, President**

State of Tennessee
County of Davidson

On this 7th day of October, 2015, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared before me **Kris Hamid,** the **President** of **Aaron LLC**, with whom I am personally acquainted (or has proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

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

Notary Public I. Dyke Tatum
My Commission Expires: May 08, 2017

File No.: 15-5408Louisiana