Davidson County DEEDWARR
Recvd: 01/11/16 14:43 3 pgs
Fees:18.00 Taxes:999.00
20160111-0002784

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $270,000.00.

Keith Eugene Price
Affiant

Subscribed and sworn to before me this 8th day of January, 2016.

Notary Public
My commission expires: 9-28-16

KATHLEEN A. TOMLINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

06-1512-76292

Address of New Owner:	Send Tax Bills to:	Tax Information:
Aquila Properties, LLC	New Owner	092-04-0-262.00
914 Ireland St		
Nashville TN 37208		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Keith Eugene Price, an unmarried man**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Aquila Properties, LLC, an Alabama Limited Liability Company**, hereinafter called the Grantees, their successors 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. 30, on the Plan of Johnson Bradford's Subdivision of Three Parts of Lot 158 of Judge John McNairy's Mansion House Tract, of record in Book 161, Page 146, Register's Office for said County, to which plan reference is made for amore complete description.

Being the same property conveyed to Gloristine Blair, a single person by deed from Ellene Ferguson Jackson and husband, Joseph S. Jackson, dated September 14, 1981, recorded September 15, 1981, of record in Book 5794, Page 686, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Keith Eugene Price, an unmarried man by Quitclaim Deed from Gloristine Blair, an unmarried woman, recorded May 3, 2004, of record in Instrument No. 20040503-0049724, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 913 11th Avenue North, Nashville, TN 37208.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 8th day of January, 2016.

Keith Eugene Price

Keith Eugene Price

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Keith Eugene Price**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 8th day of January, 2016.

Notary Public
State of Tennessee at Large

My Commission expires:

9-28-19

KATHLEEN A. TOMLINSON
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

True Copy Certification

I, Christi M. Johnston, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Gail Hudson [Name of Notary], a notary public for this county and state, Christi M. Johnston [Name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

GAIL HUDSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-20-2019

My Commission Expires: _____

{Notary' Seal}