BILL GARRETT, Davidson County
Trans:T20160007685 DEEDWARR
Recvd: 01/28/16 15:27 2 pgs
Fees:13.00 Taxes:651.20
20160128-0008519

Warranty Deed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $176,000.00.

Affiant

Subscribed and sworn to before me, this the 25th day of January, 2016.

Notary Public

My commission expires:

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
AJ Investments, LLC	New Owner	
1505 Sevier Court		061-14-0-005-00
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **AIMEE M. RAY, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AJ INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the northerly parts of Lot Numbers 244 and 245 on the Map of Maplewood Heights, Second Subdivision, as of record in Book 547, Pages 103 and 104, Register's Office for Davidson County, Tennessee, and described according to a survey prepared by T. R. Sanford, on June 25, 1959, as follows:

Beginning at a point in the westerly margin of Hutson Avenue at the common comers of Lots Numbers 244 and 243, thence westerly with a fence line along the rear lines of Lot Numbers 244 and 245, which is also the southerly line of Lot Number 243, 200 feet to the common rear comer of Lot Numbers 245 and 246; thence southerly with the common boundary line between Lot Number 245 and 246, 172 feet to a fence; thence easterly along a fence line 202 feet, more or less, to a point in the westerly margin of Hutson Avenue; thence northerly with the westerly margin of said Avenue 202.7 feet to the point of beginning.

Being the same property conveyed to Aimee M. Ray, unmarried by Warranty deed from Carolyn Mayton, individually as the sole heir of Martha Marie Mathis of record in Instrument No. 20070622-0075088 Register's Office for Davidson County, Tennessee, dated June 22, 2007 and recorded on June 22, 2007.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 3806 Hutson Avenue, Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 25th day of January, 2016.

Aimee M. Ray

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Aimee M. Ray, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 25th day of January, 2016.

ANGIE L. WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires July 2, 2018

Notary Public

My Commission Expires