File Box 8

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20160044661 DEEDWARR
Recvd: 05/26/16 14:33 2 pgs
Fees:13.00 Taxes:2220.00
20160526-0053286

W & I Ref: (DM) Title No.: 58293
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
AEA Investments, LLC P.O. Box 15 Talking Rock, GA 30175	NEW OWNER

TAX MAP PARCEL NUMBERS: 10412019800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$600,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Susan G. Colquitt, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **AEA Investments, LLC** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the southerly half of Lot No. 35 on the revised plan of Geo. W. Blair's Subdivision of Belmont Heights, of record in Book 332, page 117, Register's Office for said County.

Said part of said Lot No. 35 fronts 50 feet on the easterly side of 19th Ave. South, or Avondale Avenue, and runs back between parallel lines 157.9 feet on the south line and 157.45 feet, more or less, on the north line to an alley and shows 50 feet on said alley.

Being the same property conveyed to Susan G. Colquitt, married by Warranty Deed from Helmut W. Smith and Meike Werner, dated June 16, 2006 and recorded on June 28, 2006 of record in Instrument Mon 20060628-0077126, Register's Office for Davidson County, Tennessee.

Richard Paul Colquitt, spouse of Susan G. Colquitt, joins in this conveyance solely to convey any and all marital interest he may have in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2016, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Book 332, page 117, said Register's Office.

This is improved property, known as 2006 19th Avenue South, Nashville, TN 37212

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 20th day of May, 2016.

Susan G. Colquitt

Susan G. Colquitt

Richard Paul Colquitt

State of Texas

County of Harris

On this 20th day of May, 2016, before me the undersigned authority, personally appeared Susan G. Colquitt and Richard Paul Colquitt, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Rebecca Sepulveda

Notary

My Commission Expires: June 6, 2017

NOTARY PUBLIC STATE OF TEXAS
REBECCA SEPULVEDA
My Commission Expires
June 6, 2017

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $600,000.00.

Affiant

Sworn and subscribed before me this 23rd day of May, 2016.

Notary

My Commission Expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018