WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/20/16 15:38 2 pgs
Fees:13.00 Taxes:1184.00
20160720-0074919

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF July, 2016

Notary Public

MY COMMISSION EXPIRES: 4-11-2020 (AFFIX SEAL)

ANGELA R. WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 04-11-2020

MST 2016-A0856

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
Houdini Holdings, LLC	Same as New Owner	072-13-0-422.00
1639 Bradley Park Dr Suite 500-180 (NAME) (ADDRESS)	1639 Bradley Park Dr Suite 500-180 (NAME) (ADDRESS)	
Columbus GA 31904 (CITY) (STATE) (ZIP)	Columbus GA 31904 (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, **Monte Poe, as Successor Trustee of The Airborne Trust II, U/T/A April 8, 2015,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Houdini Holdings, 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:

Land in Davidson County, Tennessee, being the East part of Lot No. 12 on the Plan of Eastland Baptist Church Subdivision of Blocks B and C of Young Wilhoite's Plan of the Douglas Property of record in Plat Book 421, Page 155, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the South margin of Douglas Avenue at the corner of Lots No. 12 and 13; thence with the line between said Lots Southerly 88 feet 6 inches to the Northerly margin of said alley Westerly 64 feet more or less to the Easterly line of Gallatin Road as widened, being the Easterly line of a strip of 8 feet of ground conveyed to the City of Nashville by deed from H. E. Waller and wife, of record in Book 1021, Page 373, Register's Office for Davidson County, Tennessee; thence along the Easterly line of Gallatin Road as widened and along the Easterly line of said 8-foot strip Northerly 72 feet more or less to the south margin of Douglas Avenue, thence with the margin of the same Easterly 61 feet 6 inches more or less to the point of beginning.

Being the same property conveyed to Mark Biersmith, Trustee of The Airborne Trust II by Quitclaim deed from Aerial Investments Properties, LLC of record in Instrument No. 20150409-0031347 Register's Office for Davidson County, Tennessee, dated April 08, 2015 and recorded on April 09, 2015. Monte Poe was appointed Successor Trustee by the settlor and beneficiary under Section 4.2 of the Trust's governing instrument and with the power to direct the Trustee including the sale and disposition of real property all as more particularly set forth in Section 5.4 of Trust's governing instrument this sale was authorized.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, 2016 tax a lien on 01/01/2016 but not yet due and payable. Subject to all matters shown on the

Plan of record in Plat Book 421, Page 155, Register's Office for Davidson County, Tennessee. Perpetual Easement of record in Book 1021, Page 373, in the Register's Office for Davidson County, Tennessee.

This property, known as 1100 Douglas Avenue, Nashville, TN 37206
(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 15th DAY OF July, 2016.

Monte Poe, as Successor Trustee of The Airborne Trust II

BY: _____

Monte Poe, as Successor Trustee

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, personally appeared **Monte Poe**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself/herself to be the **Successor Trustee of The Airborne Trust II under agreement dated April 8, 2015**, the within named bargainor, as Successor Trustee, and Monte Poe, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust, himself/herself as Trustee of said Trust.

Witness my hand and official seal at office, this 15th day of July, 2016.

_____
Notary Public My commission expires: 7-11-2020 (SEAL)

YVETTE LYNN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Yvette Meldrum, 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 – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary's Signature

My Commission Expires: 4-11-2020

ANGELA R. WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 04-11-2020