BILL GARRETT, Davidson County
Trans:T20160073270 DEEDWARR
Recvd: 08/22/16 16:01 2 pgs
Fees:13.00 Taxes:284.53
20160822-0087823

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $76,900.00. Affiant Subscribed and sworn to before me, this the 12th day of August, 2016. Notary Public My commission expires: 8-23-16

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:
SWA Dream Homes, LLC	New Owner	
2740 Old Elm Hill Pike, Suite 100		061-14-0-005.00 (part of)
Nashville, TN 37214		

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, **AJ INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SWA DREAM HOMES, 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:

Land in Davidson County, Tennessee, being Unit 3804, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 3806 Hutson Avenue, a Horizontal Property Regime with Private Elements of record at Instrument No. 20160803-0080181, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being part of 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.

Being part of the same property conveyed to AJ Investments, LLC, a Tennessee limited liability company by Warranty deed from Aimee M. Ray, unmarried of record in Instrument No. 20160128-0008519 Register's Office for Davidson County, Tennessee, dated January 25, 2016 and recorded on January 28, 2016.

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 unimproved property known as 3804 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 12th day of August, 2016.

AJ Investments, LLC, a Tennessee Limited Liability Company

Nelson Andrew Beck, Managing Member

Jamie B. Day, Managing Member

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 Nelson Andrew Beck and Jamie B. Day, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/themselves to be the Managing Members of AJ Investments, LLC, a Tennessee limited liability company, and that he/they, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 12th day of August, 2016.

Notary Public

My Commission Expires: 7-2-18

