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WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160075773 DEEDWARR
Recvd: 08/30/16 13:50 2 pgs
Fees: 13.00 Taxes: 518.00
20160830-0090844

I. DYKE TAT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of August, 2016

Notary Public

MY COMMISSION EXPIRES: May 08, 2017

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mardi Gras Holdings, LLC , an Oregon Limited Liability Company	Mardi Gras Holdings, LLC, an Oregon Limited Liability Company	P/O 09102026100
(NAME)	(NAME)	
384 W Dartmouth Street	384 W Dartmouth Street	
(ADDRESS)	(ADDRESS)	
Gladstone, OR 97027	Gladstone, OR 97027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Aaron LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Mardi Gras Holdings, LLC, an Oregon Limited Liability Company,** 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:

Being part of Block "I" on the plan No. 2 West Nashville, as of record in Book 57, page 172, Register's office for said County, being Lot No. 1519 on the unrecorded subdivision of said Block "I" described as follows:

Beginning on the northerly margin of New York Avenue at a point 60 feet east of the easterly margin of 57th Avenue North, said point being the corner of Lots Nos. 1519 and 1521, thence with said avenue easterly 25 feet to the corner of lots 1517 and 1519; thence with the line between said two lots northwardly 150 feet to the southerly margin of an alley; thence with said alley westerly 25 feet to the corner of Lots Nos. 1519 ad 1521; thence with the line between said two lots southerly 150 feet to the beginning.

Being part of the same property conveyed to Aaron, LLC. by deed from Green Eggs & Ham, LLC of record in Instrument No. 20160127-0007701 in the Register's Office for Davidson County, Tennessee.

unimproved ☑

This is improved ☐ property, known as 5610 New York Avenue, Nashville, TN 37209
(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 hands this 26th day of August, 2016.

Aaron LLC

By: Kris Hamid, Sole Member

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, **Kris Hamid** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be **Sole Member** of Aaron LLC and that he as such **Sole Member** executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Sole Member.

WITNESS my hand and seal this 26th day of August, 2016.

Notary Public I. Dyke Tatum
My Commission Expires: May 08, 2017

File No.: 16-Wiltz

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN