| FOR OFFICIAL USE | STATE OF TENNESSEE<br>COUNTY OF **Davidson**<br><br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$310,000.00~~ 180,300.00<br><br>Affiant<br><br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS **December 28, 2016.**<br><br>Notary Public<br><br>MY COMMISSION EXPIRES: 7-11-20<br>(AFFIX SEAL) |
|---|---|

**Davidson County DEEDWARR**
**Recvd: 12/29/16 12:49 3 pgs**
**Fees:18.00 Taxes:667.11**
**20161229-0136877**

K CLOYD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

# *WARRANTY DEED*

*This Instrument Prepared By and Return To:*

FOUR STAR TITLE

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #**16-0450**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Aerial Global LLC** | Same As New Owner | **94-1-412** |
| (NAME)<br>**709 S. 15th Street** | (NAME) | |
| (ADDRESS)<br>**Nashville,TN 37206** | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (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, **Theodore C. McKie, Trustee of the 709th South 15th Street Revocable Living Trust Established U/D/T Dated May 29, 2009, as to a 50% interest and Kathryn Ross, a single person, as to a 50% interest, as tenants in common,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Aerial Global 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 situated in the County of Davidson in the State of Tennessee:

Being Lot No. 88 on the Plan of Shelby Village No. Two of record in Book 1835, page 48, Register's Office for said County.

Said Lot No. 88 fronts 60 feet on the northeasterly margin of South 15th Street and extends back 136.4 feet on the northerly line and 121.6 feet on the southerly line to a dead (erroneously typed as deal) line in the rear measuring 45.0 feet thereon.

Being the same property conveyed to Theodore C. McKie, Trustee of the 709th South 15th Street Revocable Living Trust Established U/D/T Dated May 29, 2009, as to a 50% interest and Kathryn Ross, a single person, as to a 50% interest, as tenants in common, by Quitclaim Deed from Kathryn Ross, a single woman and Theodore C. McKie, a married man, as tenants in common, filed for record on August 1, 2013 at Instrument Number 20130801-0080061; and being the same property conveyed to Kathryn Ross, a single woman and Theodore C. McKie, a married man by Quitclaim Deed from Theodore C. McKie, Trustee of the 709th South 15th Street Revocable Living Trust Established U/D/T Dated May 29, 2009, as to all its undivided interest and Kathryn Ross, a single person, as to all her undivided interest, as tenants in common, filed for record on August 1, 2013 at Instrument Number 20130801-0080059; and further being the same property conveyed to Theodore C. McKie, Trustee of the 709th South 15th Street Revocable Living Trust Established U/D/T Dated May 29, 2009, by Warranty Deed from Theodore C. McKie, filed for record on June 12, 2009 at Instrument Number 20090612-0054903, said Register's Office.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as 709 S. 15th Street, Nashville, TN 37206
(House Number) (Street) (City, State) (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.

IN WITNESS WHEREOF, this instrument has been executed on this the 22 day of **December, 2016.**

**Theodore C. McKie, Trustee of the 709th South 15th Street Revocable Living Trust Established U/D/T Dated May 29, 2009**

Theodore C. McKie, Trustee

**Theodore C. McKie, Trustee**

STATE OF Massachusetts
COUNTY OF Middlesex

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **Theodore C. McKie**, whom I am personally acquainted and who upon his oath acknowledged himself to be the Trustee of **Theodore C. McKie, Trustee of the 709th South 15th Street Revocable Living Trust Established U/D/T Dated May 29, 2009** and that he being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of **Theodore C. McKie, Trustee of the 709th South 15th Street Revocable Living Trust Established U/D/T Dated May 29, 2009.**

WITNESS my hand and official seal on 12/22/2016.

NOTARY PUBLIC

SHARMIN S. SWEETY
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
My Comm. Expires Feb. 26, 2021

MY COMMISSION EXPIRES: 02/26/2021

IN WITNESS WHEREOF, this instrument has been executed on this the **28th** day of **December, 2016.**

**Kathryn Russ**

STATE OF **TENNESSEE**
COUNTY OF **Davidson**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Kathryn Ross**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **28th** day of **December, 2016.**

NOTARY PUBLIC

JANIS L. ADAMS
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 4/30/19

**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

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: 7-11-20

