Return to:
SLTE
P O BOX 217
NOLENSVILLE, TN 37135

BILL GARRETT, Davidson County
Trans:T20170010387 DEEDWARR
Recvd: 02/03/17 11:22 3 pgs
Fees:18.00 Taxes:592.00
20170203-0011800

#1406

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Aerial Global, LLC	(NEW OWNER)	Map- 081-08-0-
521 5th Avenue South		Parcel- 209.00
Nashville, TN 37203-4211		

This instrument prepared by: Southern Land Title & Escrow, Inc., P.O. Box 217, 9927 Sam Donald Court, Ste B, Nolensville, TN 37135.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **John London, unmarried,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Aerial Global, LLC, a Tennessee limited liability company**, (The "Grantee"), its successors and assigns, to certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

SEE ATTACHED EXHIBIT "A"

This is the same legal description as used in last deed of record.

This conveyance is subject to the following:

1. **2017 Taxes, not due and payable.**
2. **Any and all matters appearing on the Plan of record in Plat Book 21, page 105, said Register's Office.**

This is improved land known as: **1814 7th Avenue North, Nashville, TN 37208.**

[STATE OF TENNESSEE]
[COUNTY OF Davidson **]**

The actual consideration or value, whichever is greater for this transfer is $160,000.00.

✓ John London
Affiant

Subscribed and sworn to before me this
31 day of January, 2017.

J. Painter-Rose
Notary public:
My commission expires: 11-21-2018

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, its successor and/or assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successor and/or assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 31st day of January, 2017.

John London
John London

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John London**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged **HE** executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this 31st day of **January, 2017.**

J. Painter-Rose
Notary Public
My Commission Expires: 11/21/2018

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No 447, on the North Nashville Real Estate Company's Plan of Lots of record in Plat Book 21, page 105, said Register's Office, to which reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to John Williams and wife, Eliza Williams by deed dated February 7, 1959 of record in Book 2876, page 97, said Register's Office. John Williams died in 1985 leaving Eliza Williams as the sole surviving tenant by the entirety. Eliza Williams having since died unmarried in March 1986 and by Last Will and Testament (Probate Court for Davidson County, Tennessee, No. 77908) devised the property hereinabove described to Bertha Dade for Life with reminder to Bertha London and Alfred London, Jr. Bertha Dade died intestate in June 1998 leaving Jejuan London as her sole surviving heir at law. The property was sold for property taxes to Mohammad Jalalian of record in Book 8202, page 663, said Register's Office. Decree of Redemption files for record on 8/21/1991 in Book 8425, page 222, said Register's Office, subject property was divested out of said Mohammad Jalalian and vested in John Williams et ux, Bertha London noted as redeeming party therein. Bertha Dade having conveyed her life estate to Alfred London, Jr. and Jejuan London of record in Book 11620, page 712, said Register's Office. Bertha Dade died intestate in June 1998. Jejuan London, unmarried conveyed his ½ interest in said property to John London, unmarried by quitclaim deed on July 22nd, 1999 of record in Book 11620, page 715, said Register's Office. The interest of Alfred London, Jr. vested in John London by default judgment in the Chancery Court for Davidson County, Tennessee no. 16-0191-IV of record in Instrument No. 20160914-0096666. The interest of Bertha London vested in John London by default judgment in the Chancery Court for Davidson County, Tennessee no. 16-0191-IV of record in Instrument No. 20160914-0096667, said Register' s Office.