This instrument prepared by:
Perrie & Associates, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 170202TN

BILL GARRETT, Davidson County
Trans:T20170030510 DEEDWARR
Recvd: 04/11/17 11:41 2 pgs
Fees:13.00 Taxes:1524.40
20170411-0035338

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Brennan William Aerts	**Mortgage Investors Group**	**091-080-366.00**
4605A Michigan Avenue	**8320 E Walker Springs Road, Suite 200**	
Nashville, TN 37209	**Knoxville, TN 37923**	

WARRANTY DEED

For and in 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, **LMS Homes, Inc.**, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto **Brennan William Aerts and Khara Lord Aerts, husband and wife,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to-wit:

A Certain tract or parcel of land in Davidson County, Tennessee described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 8, on the Map of the East Extension of Plan No. 1, West Nashville, as of record in Book 421, page 1, Register's Office for Davidson County, Tennessee, reference to which plan is hereby made for a more complete description.

BEING the same property conveyed to Martin Daniel Brown, unmarried, by deed dated 8/2/13 recorded 8/8/13 from Curtis M. Groves and wife, Faith J. Groves, husband and wife, of record in Instrument No. 20130808-0083509, Register's Office, Davidson County, Tennessee. Being the same property further conveyed to LMS Homes, LLC by deed from Martin Daniel Brown, an unmarried man, of record in Instrument No. 20160706-0069015, dated 7/5/16 and recorded 7/6/16, Register's Office, Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2017 taxes are a lien and will be the responsibility of the Grantees for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

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 **LMS Homes, Inc.** does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple and has a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **LMS Homes, Inc.** further covenants and binds its 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.

This is property is known as: **4605A Michigan Avenue, Nashville, TN 37209**.

Executed on this 31st day of March. 2017.

LMS Homes, Inc.

BY: _____

_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Matthew Benjamin, 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 Managing Member of LMS Homes, Inc., the within named bargainor, a corporation, and that (s)he as such Managing Member, executed the foregoing instrument with full authority for the purpose therein contained, by signing the name of the corporation by himself/herself as Managing Member.

Witness my hand this 31st day of March, 2017.

_____ Notary Public

My Commission Expires: 1/8/19

EDWARD B. BALDWIN, III NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $412,000.00.

_____ Affiant

Sworn to and subscribed to me the undersigned, this 31st day of March, 2017.

_____ Notary Public

My Commission Expires: 1/8/19

EDWARD B. BALDWIN, III NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON