FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF Davidson
Davidson County DEEDWARR Recvd: 06/14/17 12:33 2 pgs Fees:13.00 Taxes:667.11 **20170614-0059744**	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,300.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS June 8, 2017. Notary Public MY COMMISSION EXPIRES: 4-11-2020 (AFFIX SEAL)

WARRANTY DEED

This Instrument Prepared By and Return To:

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #17-0206

ANGELA R. WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 04-11-2020

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aerial Global, LLC	Same as	94-1-413.00
(NAME) 521 5th Ave South ~~711 S. 15th St~~	(NAME) New owner	
(ADDRESS) Nashville, TN ~~37206~~ 37203	(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, **Carolyn Russ, Trustee of the 711 South 15th Street Trust, a Revocable Living Trust Established by the said Grantor u/d/t dated May 29, 2009**, 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 in Davidson County, Tennessee, being Lot No. 87 on the Plan of Shelby Village No. 2, of record in Book 1835, Page 48 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Carolyn Russ, Trustee of the 711 South 15th Street Trust, a Revocable Living Trust Established by the said Grantor u/d/t dated May 29, 2009 by Quitclaim Deed from Carolyn Russ, a married woman and Kathryn Russ, an unmarried woman, as tenants in common dated July 16, 2013, filed of record in Instrument Number 20130729-0078224, in the Register's Office of Davidson County, Tennessee.

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 711 S. 15th St., 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 12th day of June, 2017.

Carolyn Russ, Trustee of the 711 South 15th Street Trust, a Revocable Living Trust Established by the said Grantor w/d/t dated May 29, 2009

By: Carolyn Russ, Trustee

STATE OF Massachusetts
COUNTY OF Middlesex

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named Carolyn Russ, Trustee of the 711 South 15th Street Trust, a Revocable Living Trust Established by the said Grantor w/d/t dated May 29, 2009, 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 12th day of June, 2017.

NOTARY PUBLIC

My Commission Expires: August 19, 2022

MARITSSA OLIVEIRA
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires
August 19, 2022

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

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON