WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/25/17 14:33 2 pgs
Fees:13.00 Taxes:3150.83
20170725-0075222

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $851,577.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF July, 2017

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

MST 2016-0940

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aerial Global, LLC	Same as New Owner	094-05-0134.00 Lot 1 094-05-0135.00 Lot 2
(NAME) 521 5th Ave. South	(NAME)	094-05-0136.00 Lot 3 094-05-0137.00 Lot 5
(ADDRESS) Nashville, TN 37206	(ADDRESS)	094-05-0138.00 Lot 4
(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, **Construct-All USA, Inc.,** 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 Nos. 1, 2, 3, 4 and 5 on the Final Plat of Re-Subdivision of Lots Number 59, 60, 61 & 62 on the Map of Haynie's Central Park Plan, of record in Plat at Instrument No. 20160310-0023256, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Construct -All, USA, Inc., a Tennessee Corporation by Warranty Deed from D221, LLC, a Tennessee limited liability company and D220, LLC, a Tennessee limited liability company of record in Instrument No. 20160216-0014502, Register's Office for Davidson County, Tennessee, dated February 12, 2016 and recorded on February 16, 2016; AND by Warranty Deed from JH101, LLC, a Tennessee limited liability company to Construct-All USA, Inc., a Tennessee corporation, filed in Instrument No. 20170720-0073440, said Register's Office.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Taxes for the year 2017, a lien not yet due and payable. Subject to all matters shown on the Plan of record as Instrument Number 20160310-0023256, Register's Office of Davidson County, Tennessee.

This property, known as 1109 - 1117 Ozark Street, Nashville, TN 37206
(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 hand(s) this 21st DAY OF July, 2017.

Construct-All USA, Inc.

BY: _____
Title:

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jason Wayne Baxter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

Witness my hand and official seal at office, this 21st day of July, 2017.

_____
Notary Public

My commission expires: 9-7-2020

MONTE POE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 – Yvette Meldrum

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: 9/7/20

MONTE POE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY