BILL GARRETT, Davidson County
Trans:T20170069246 DEEDWARR
Recvd: 08/10/17 11:16 2 pgs
Fees:13.00 Taxes:1480.00
20170810-0082008

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$400,000.00.**

Affiant

Subscribed and sworn to before me, this the 4th day of August, 2017.

Notary Public

My commission expires: 7/6/20

(AFFIX SEAL)

DANA DEBORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
ARI HOLDINGS, LLC	new owner	**66-19.00**
5753 & 5757 River Trace	3814 Charlotte Avenue	**66-18.00**
Nashville, TN 37218	Nashville, TN 37209	

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, WE,

THOMAS E. ROGERS JR., TRUSTEE AND ANY SUCCESSOR TRUSTESS THERETO OF THE THOMAS E. ROGERS, JR., REVOCABLE TRUST DATED JULY 3, 2014

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ARI HOLDINGS, 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:

Tract I

5753 River Trace, Nashville, Tennessee 37218

Map/Parcel 66-19.00

A tract of land in the 13th, formerly the 25th Civil District, of Davidson County, Tennessee, being Lot 14 as shown on a drawing incorporated in deed from C. B. Oglesby to H. H. Brown and wife, of record in Book 2041, Page 538, said Register's Office, described as follows:

Beginning at a point on the southerly right of way line of the Tennessee Central Railroad, at a point 160 feet east of the southeast corner of the property conveyed to Leslie R. Peek and wife, by deed from C. B. Oglesby of record in Book 2093, Page 73, said Register's Office, being also the corner of Lots 13 and 14 on said plan; thence with the southerly line of the said railroad right of way, westerly 50 feet to the corner of Lots 14 and 15 from this frontage on said right of way extending back between parallel lines 115 feet, more or less, to the low frontage mark of the Cumberland River.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: GAR-17-5753

Tract II

5757 River Trace, Nashville, Tennessee 37218

Map/Parcel 66-18.00

BEING Lot No. 16 in C. B. Oglesby Subdivision at Island Branch in the 13th Civil District of Davidson County, Tennessee, and further described as follows: BEGINNING at George Swint's northeast corner where it intersects the Tennessee Central Railroad right of way; thence east with said right of way 50 feet; thence southerly to the low water mark of Cumberland River; thence westerly with said River, 50 feet to George Swint's easterly line; thence northerly with said line to the beginning point. (2) BEING Lot No. 15 in the above mentioned subdivision; being described as follows: Said Lot No. 15 fronts 50 feet on the southerly margin of the Tennessee Central Railroad right of way and runs back southerly between parallel lines to the low water mark of the Cumberland River.

Being the same property conveyed to GREGORY S. PERRONE, TRUSTEE, by deed from CARL D. KRANTZ AND WIFE, MARGARET K. KRANTZ, of record in Instrument No. 20090721-0068233, dated July 14, 2009, said Register's Office. Being further conveyed to THOMAS E. ROGERS, JR., AN UNMARRIED MAN, by Quitclaim Deed from GREGORY S. PERRONE, TRUSTEE, of record in Instrument No. 20090929-0090407, dated September 22, 2009, said Register's Office. Being further conveyed to THOMAS E. ROGERS, JR., TRUSTEE AND ANY SUCCESSOR TRUSTEES THERETO OF THE THOMAS E. ROGERS, JR. REVOCABLE TRUST DATED JULY 3, 2014, by Quitclaim Deed from THOMAS E. ROGERS, JR., AN UNMARRIED MAN, of record in Instrument No. 20140708-0060121, dated July 3, 2014, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as **5753 and 5757 River Trace, Nashville, TN 37218**.

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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 7th day of August, 2017.

THOMAS E. ROGERS, JR., REVOCABLE TRUST DATED JULY 3, 2014

Thomas E Rogers Jr. Trustee

Thomas E. Rogers Jr., Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared **Thomas E. Rogers Jr.,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Trustee of the T**HOMAS E. ROGERS, JR., REVOCABLE TRUST DATED JULY 3, 2014** the within named bargainor, a Trust, and that he as such Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said **THOMAS E. ROGERS, JR.,** as **Trustee**.

Witness my hand, at office, this 7th day of August, 2017.

Notary Public

My Commission Expires: 10-3-2020

GREGORY S. PERRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY