WARRANTY DEED

Bill Garrett
Batch# 2108
09/19/2017 09:24:54 AM
Fees: $13.00 Taxes: $1,110.00

Davidson County
DEEDWARR
2 pgs

20170919-0095631

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF SEPTEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 4/9/20

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC CECILIA KENDALL WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
City Limits Construction, LLC., a Tennessee Limited Liability Company	City Limits Construction, LLC., a Tennessee Limited Liability Company	09102027900
(NAME)	(NAME)	
P.O. Box 40466	P. O. Box 40466	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Aaron, LLC., a Tennessee Limited Liability Company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **City Limits Construction, LLC., a Tennessee Limited Liability Company,** 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-

Being Lot Nos. 1506 and 1508 on the Plan of Block 47, Plan No. 2, West Nashville, of record in Plat Book 57, Page 172 and 173, Register's Office for Davidson County, Tennessee.

Said Lots 1506 and 1508 each front 25 feet for an aggregate of 50 feet along California Avenue and runs back between parallel lines 150 feet to an alley.

Being part of the same property conveyed to Aaron, LLC. by deed dated October 29, 2015 from Charles S. Bull and Adella Bull of record in Instrument No. 20151102-0111061, Register's Office for Davidson County, Tennessee.

unimproved ☑

This is improved ☐ property, known as 5603 California Avenue, Nashville, TN 37209
(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 hands this 15th day of September, 2017.

Aaron, LLC., a Tennessee Limited Liability Company

By: _____

Kris Hamid, Sole Member

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, **Kris Hamid** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be **Sole Member of Aaron, LLC., a Tennessee Limited Liability Company** and that he as such **Sole Member** executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as **Sole Member.**

WITNESS my hand and seal this 15th day of September, 2017.

_____

Notary Public I. Dyke Tatum
My Commission Expires: May 03, 2021

File No.: 17-City-5803