(3)

BOX 10-A

WARRANTY DEED

Bill Garrett Davidson County
Batch# 2116 **DEEDWARR**
09/19/2017 09:29:24 AM 2 pgs
Fees: $13.00 Taxes: $555.00

20170919-0095644

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 4/9/19

(AFFIX SEAL)

CECILIA KENDALL STATE OF TENNESSEE NOTARY PUBLIC 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	09102026100
(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:

Land in Davidson County, Tennessee being part of Block "I" on the plan of No. 2 West Nashville, as of record in Book 57, Page 172, Register's Office for Davidson County, Tennessee, being Lot No. 1517 on the unrecorded subdivision of Block "I" described as follows:

Beginning on the northerly margin of New York Avenue at a point 85 feet more or less, east of the easterly margin of 57th Avenue North, said point being the corner to Lot Nos. 1517 and 1519; thence with the said avenue 25 feet to the corner of Lots Nos. 1515 and 1517; thence with the line between said two lots northwardly 150 feet to the southerly margin of an alley; thence with said alley westerly 25 feet to the corner of Lots No. 1517 and 1519; thence with the line between said two lots southwardly 150 feet to the beginning.

Being part of the same property conveyed to Green Eggs & Ham, LLC by deed from Freddy F. Smith of record in Instrument No. 20150601-0050000, Register's Office for Davidson County. Tennessee. Green Eggs & Ham, LLC, is now known as Green Eggs & Homes, LLC.

Thereafter being the same property conveyed to Aaron, LLC., a Tennessee Limited Liability Company by deed dated August 18, 2017 from Green Eggs & Ham, LLC, (now known as Green Eggs and Homes, LLC, a Tennessee Limited Liability Company) of record in Instrument No. 20170919-0095643, Register's Office for Davidson County, Tennessee.

unimproved ☑

This is improved ☐ property, known as 5608 New York 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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

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 02, 2021

File No.: 17-City-5608NY