(1)

WARRANTY DEED

Bill Garrett Davidson County
Batch# 2126 **DEEDWARR**
09/19/2017 09:36:16 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20170919-0095655

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:

(AFFIX SEAL)

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	09107000400
(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 Lot No. 1217, 1219 and the Easterly 10 feet of Lot No. 1221, of Block 39, on the Plan of No. 2 of West Nashville, of record in Plat Book 57, Page 172, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Aaron Management, Inc. by deed dated January 6. 1015 from Jeannie R. Allen and husband, Kenneth Randall Allen, Jr. of record in Instrument No. 20150107-0001721, Register's Office for Davidson County, Tennessee.

Thereafter being part of the same property conveyed from Aaron Management, Inc, to Aaron, LLC, a Tennessee Limited Liability Company by deed dated January 26, 2015 of record in Instrument No. 20150130-0008758, Register's Office for Davidson County, Tennessee.

unimproved ☑

This is improved ☐ property, known as 5308 Pennsylvania 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-5308