File No. 17-10-15538

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Aquila Properties, an Alabama LLC 1531 Arthur Avenue Nashville, TN 37208	Aquila Properties, LLC P.O. Box 330178 Nashville, TN 37203	Map and Parcel 08112025600
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205		

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Premier Consulting, Inc., Trustee of the 1531 Arthur Avenue Trust Dated August 20, 2011 (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Aquila Properties, an Alabama limited liability company (The "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 355, D.T. McGavock's and Others' Addition ot Nashville, as shown on plat of record in Plat Book 21, page 23in the Register of Deeds Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Premier Consulting, Inc, Trustee of the 1531 Arthur Avenue Trust, dated August 20, 2011 by Warranty Deed from Charles Thomas Johnson and Laurita Joyce Gaines, of record in Instrument No. 20110902-0068355, Register's Office for Davidson County, Tennessee.

This is improved property commonly known 1531 Arthur Avenue, Nashville, Tennessee 37208.

This conveyance is subject to the following:
1. Taxes for the year 2018 and subsequent years for Davidson County.
2. To all matters as disclosed on plat of record in Book 21, page 23, Register's Office for Davidson County, Tennessee.
3. Easement of record in Book 4365, page 721, Register's Office for Davidson County, Tennessee.

Bill Garrett Davidson County
Batch# 20929 DEEDWARR
11/01/2017 02:10:18 PM 2 pgs
Fees: $13.00 Taxes: $925.00

20171101-0112153

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is ~~$270,000.00~~ $250,000.00
(
(
(Subscribed and sworn to before me
(this 26 day of October, 2017.
(
(
(My Commission Expires: 11-5-19

Affiant

Notary Public

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, it's successors and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor is further covenant and bind itself, it's successors, and assigns, to warrant and forever defend the title to the Property to the said Grantee, it's successors and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 25 day of October, 2017.

PREMIER CONSULTING INC., TRUSTEE OF THE
1531 ARUTHUR AVENUE TRUST DATED AUGUST 20, 2011

BY: _____

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 25th day of October, in the year 2017, before me the undersigned, personally appeared _____ personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and acknowledged that he is the _____ of Premier Consulting, Inc., Trustee of the 1531 Arthur Avenue Trust Dated August 20, 2011, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said Trust for the purpose therein contained as _____

My Commission Expires: 1-6-19

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC

Return To:
MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206