Bill Garrett Davidson County
Batch# 48995 DEEDWARR
01/18/2018 03:00:30 PM 3 pgs
Fees: $18.00 Taxes: $2,848.63
20180118-0005464

WARRANTY DEED

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-30-2021

MST 2017-0812

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $769,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF JANUARY, 2018

Notary Public

MY COMMISSION EXPIRES: 5-30-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jordan Holland and Kathryn Tong	Success Mortgage Partners, Inc.	081-08-0-209.00
(NAME) 1814 7th Ave N	(NAME) 1200 S. Sheldon Road Suite 150	
(ADDRESS) Nashville, TN 37208	(ADDRESS) Plymouth, MI 48170	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Aerial Global, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jordan Holland and Kathryn Tong, husband and wife** 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. 447 on the Plan of North Nashville Real Estate Company of record in Plat Book 21, Page 105, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John Williams and wife, Eliza Williams by Warranty deed from McArthur McMurry and wife, Hazel McMurry of record in Book 2876, page 471, Register's Office for Davidson County, Tennessee, dated February 7, 1959 and recorded on February 7, 1959. The said John Williams deceased, leaving Eliza Williams as tenant by the entirety. The said Eliza died on or about March 9, 1986, her Last Will and Testament of record in Will Book 153, Page 776, in the Probate Court for Davidson County, Tennessee, devising the subject property to Bertha Dade for life, and remainder to Bertha London and Alfred London, Jr., each a one-half undivided interest. The said Bertha London died June 11, 1998, and by operation of Tennessee law, her one-half interest passed to her heir(s), Also see Affidavit of Heirship for Bertha London of record in said Register's Office.

Being the same property conveyed to Alfred London, Jr. and JeJuan London by Quitclaim deed from Bertha Dade, to terminate her life estate of record in Book 11620, page 712, Register's Office for Davidson County, Tennessee, dated July 16, 1999 and recorded on August 16, 1999. Also being the same property conveyed to John London by Quitclaim deed from JeJuan London, Unmarried, all of his one-half interest of record in Book 11620, page 715, Register's Office for Davidson County, Tennessee, dated July 22, 1999 and recorded on August 16, 1999.

The interest of Alfred London, Jr. vested in John London by default judgment in the Chancery Court for Davidson County, Tennessee no. 16-0191-IV of record in Instrument No. 20160914-0096666. The interest of Bertha London vested in John London by default judgment in the Chancery Court for Davidson County, Tennessee no. 16-0191-IV of record in Instrument No. 20160914-0096667, said Register's Office.

Being the same property conveyed to Aerial Global, LLC, a Tennessee limited liability company by Warranty deed from John London, unmarried of record in Instrument No. 20170203-0011800 Register's Office for Davidson County, Tennessee, dated January 31, 2017 and recorded on February 03, 2017. (Value of consideration shown in aforementioned deed $160,000.00.) Being also known as 1814 7th Ave. N. Nashville, Tennessee 37208.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, ALTA 8.1 and 9 Endorsement will be added to the Mortgage Loan Policy. Subject to all matters shown on the Plan of record in Plat Book 21, Page 105, Register's Office for Davidson County, Tennessee.

This property, known as 1814 7th Ave N, Nashville, TN 37208
(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 hand(s) this ____ DAY OF JANUARY, 2018.

Aerial Global, LLC
BY: _____
Title: Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bertha Tuson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

Witness my hand and official seal at office, this 12th day of January, 2018.

_____
Notary Public

My commission expires: 7-11-2020

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-11-2020

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-30-21

