TN1810227

WARRANTY DEED

Bill Garrett Davidson County
Batch# 70766 DEEDWARR
03/19/2018 12:32:29 PM 2 pgs
Fees: $13.00 Taxes: $555.00
20180319-0025664

JANE GRAZER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

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 12TH DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 8/18/18

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
11th N Development, LLC.	Same as New Owner	08107046200
(NAME)	(NAME)	
1720 5th Ave N		
(ADDRESS)	(ADDRESS)	
Nashville TN 37208		
(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 **11th N Development, LLC.,** 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. 25 on the Plan of Williams and Valentino's Subdivision Lots No. 3 and 4 of Woodard property, as shown on plat of record in Plat Book 2, Page 33 Chancery Court, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lot No. 25 fronts 50 feet on the easterly side of 11th Avenue North, formerly Woodard Avenue, and runs back between parallel lines measuring 150 feet to the westerly margin of Owens Street, measuring 50 feet thereon.

Being the same property Aaron Management, Inc., by deed dated May 17, 2013 from Shaun Donovan, The Secretary of Housing and Urban Development of record in Instrument No. 20130520-0050878, Register's Office for Davidson County, Tennessee. Thereafter Aaron Management, Inc., conveyed its interest in said property by deed dated January 26, 2015 to Aaron, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20150130-0008758, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☐ property, known as 1918 11th Avenue North, 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 hands this 12th day of March, 2018.

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 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 as **Sole Member.**

WITNESS my hand and seal this 12th day of March, 2018.

_____

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

File No.: 18-Anchored

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN