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Bill Garrett Davidson County
Batch# 105433 DEEDWARR
06/18/2018 08:35:56 AM 2 pgs
Fees: $13.00 Taxes: $259.00

20180618-0058045

WARRANTY DEED

I. DYKE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 5/3/21

(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
MLM Investment Holdings, LLC.	MLM Investment Holdings, LLC.	08111054400
(NAME)	(NAME)	
600 Glenmore Place	600 Glenmore Place	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Nashville, TN 37220	
(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 **MLM Investment Holdings, 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 the southerly 25 feet of the southerly 50 feet of Lot 125 on the Plan of McGavock Wetmore and Others' Second Addition. called the Addition to the Town of McGavock as of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 125 fronts 25 feet on the easterly side of 12th Avenue North and runs back between parallel lines 154 feet to an alley.

Being the same property conveyed to Aaron Management, Inc., by deed dated May 10, 2013 from Gregory B. Bullard, unmarried of record in Instrument No. 20130516-0049514 as corrected by Scrivener's Affidavit in Instrument No. 20180530-0051667 Registers Office for Davidson County, Tennessee. Thereafter Aaron Management, Inc., conveyed its interest in said property 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. See Scrivener's Affidavit in Instrument No. 20180613-0056741 and 20180614-0056996, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1624 - B 12th 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 14th day of June, 2018.

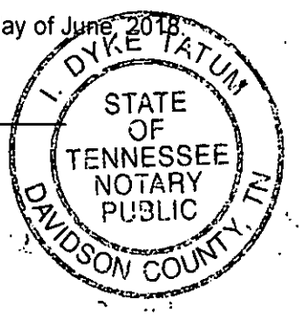
Aaron, LLC., a Tennessee Limited Liability Company

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 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 14th day of June, 2018.



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

File No.: 18-MLM