WARRANTY DEED

Karen Johnson Davidson County
Batch# 253648 DEEDWARR
07/08/2019 09:26:26 AM 2 pgs
Fees: $13.00 Taxes: $3,781.40

20190708-0066119

MST 2019-0939

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,022,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF July, 2019

Notary Public

MY COMMISSION EXPIRES: 6.21.22 (AFFIX SEAL)

K NIXON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires

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
Lynn Eldridge	Regions Bank	
(NAME)	(NAME)	
1101 Ozark Street	2050 Parkway Office Circle	094-05-0-124.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Birmingham, AL. 35244	
(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 Infill, LLC,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lynn Eldridge,** 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: unmarried woman

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision of Part of Lot 86 Map of Haynie's Central Park Plan of record in Plat at Instrument No. 20121228-0120024, 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 a portion of the same property conveyed to Aerial Global, LLC by Warranty deed from Caywood Builders, LLC of record in Instrument No. 20170113-0004417 Register's Office for Davidson County, Tennessee, dated December 30, 2016 and recorded on January 13, 2017.

Being the same property conveyed to Aerial Infill, LLC by Quitclaim deed from Aerial Global, LLC of record in Instrument No. 20180511-0045523 Register's Office for Davidson County, Tennessee, dated May 10, 2018 and recorded on May 11, 2018.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2018, a lien due and payable, and now delinquent. Taxes for the year 2019, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat at Instrument No. 20121228-0120024, Register's Office for Davidson County, Tennessee. Subject to all matters shown on the Plan of record in Instrument Number 20070509-0055765, corrected in Instrument Number 20090227-0017591,Certificate of Rescission in Instrument Number 20111222-0099910, and Release of Hold on Building Permits in Instrument Number 20121115-0105540, Register's Office for Davidson County, Tennessee.

This property, known as 1101 Ozark Street, Nashville, TN 37206
(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 3 DAY OF JULY, 2019.

Aerial Infill, LLC

BY: _____

Britnie Turner, Authorized Agent

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, personally appeared Britnie Turner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged herself Authorized Agent of Aerial Infill, LLC, a Tennessee limited liability company, the within named bargainor, a Tennessee limited liability company, and that Yvette Meldrum, as Authorized Agent being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the company, herself, as Authorized Agent of said limited liability company.

Witness my hand and official seal at office, this 3 day of July, 2016.

_____
Notary Public

My commission expires: 5-30-21

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