Name and Address of New Owner:
Air Equipment Rental Corp
104 Lasalle Court
La Vergne, TN 37086

Karen Johnson Davidson County
Batch# 328953 DEEDWARR
12/13/2019 08:47:30 AM 3 pgs
Fees: $18.00 Taxes: $3,376.25
20191213-0128581

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 069-00-0-076

WARRANTY DEED

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 legal sufficiency of which are hereby irrevocably acknowledged, **Sharon M. Burkeen**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Air Equipment Rental Corp., a Tennessee corporation,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot No. 1 on the Plan of Stewarts Creek Subdivision, as shown by record in Instrument No. 20040604-0066080, Register's office for Davidson, Tennessee, to which lot is more particularly and specifically described as follows, to-wit:

Beginning at an iron pin in the easterly margin of Stewarts Lane, being the southwest corner of this tract and the northwest corner of the property conveyed to Natural Creations, LLC by deed of record in Instrument No. 20030820-0120891 Register's Office for Davidson County, Tennessee; thence, with the easterly margin of Stewart's Lane North 01 deg. 38 min. 06 sec. East 316.63 feet to an iron pin; thence, leaving Stewarts Lane South 88 deg. 21 min. 54 sec. East 326.48 feet to an iron pin; thence, South 34 deg. 55 min. 43 sec. East 74.86 feet to an iron pin; thence South 50 deg. 50 min. 22 sec. East 68.38 feet to an iron pin; thence South 37 deg. 24 min. 56 sec. East 36.71 feet to an iron pin; thence South 25 deg. 23 min. 57 sec. East 207.58 feet to an iron pin in the line of the property conveyed to ·Natural Creations, LLC; thence with the line of Natural Creations LLC, North 88 deg. 31 min. 03 sec. West 542.79 feet to the point of beginning and containing 3.261 acres more or less.

Less and Except all oil, gas and minerals on and under described property.

This conveyance is subject to the current year's property taxes which have been prorated, 2019 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Being the same property conveyed to Sharon M. Burkeen by Warranty Deed from Storm Reconstruction Services, Inc. dated January 5th 2012 and recorded January 18th 2012 of record in Instrument No. 20120118-0004814 in the Official Records of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 24th day of September, 2019.

Sharon M. Burkeen (SEAL)

Sharon M. Burkeen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of September, 2019, before me personally appeared Sharon M. Burkeen, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24th day of September, 2019.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV 8, 2021

Notary Signature
My commission expires:
11.8.21

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $912,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
24th day of September, 2019.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV.8, 2021

Notary Public
My commission expires:
File No. 19-470

True Copy Certification

I, Connie Taylor, 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

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV.8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212