Karen Johnson Davidson County
Batch# 341916 DEEDWARR
01/10/2020 03:57:30 PM 4 pgs
Fees: $23.00 Taxes: $1,554.00
20200110-0003873

WARRANTY DEED

CARMEN COATS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

MST 2019-1924

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JANUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: .

(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
Bethesda Construction LLC	New Owner	083-04-3F-002.00, 083-04-3D-002.00 & 083-04-3E-002.00
(NAME) 104 East Park Drive #300	(NAME)	
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(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 **Bethesda Construction 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:

As to Tract I:

Land in Davidson County, Tennessee, being Unit No. B of the Plan of Homes at 418 Rosebank Ave Townhomes, a Horizontal Property Regime with Private Elements, as shown in the Declaration of Covenants, Conditions and Restrictions for Homes at 418 Rosebank Ave Townhomes, as set forth in Exhibit "A" of record in Instrument No. 201809240094393, 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 Infill, LLC, a Tennessee Limited Liability Company by Warranty deed from Angela Woodard, unmarried of record in Instrument No. 20180924-0094394 Register's Office for Davidson County, Tennessee, dated September 19, 2018 and recorded on September 24, 2018.

As to Tract II:

Land in Davidson County, Tennessee, being Unit No. B of the Plan of Homes at 420 Rosebank Ave Townhomes, a Horizontal Property Regime with Private Elements, as shown in the Declaration of Covenants, Conditions and Restrictions for Homes at 420 Rosebank Ave Townhomes, as set forth in Exhibit "A" of record in Instrument No. 20180517-0047494, 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 Infill LLC by Quitclaim deed from Elevate Land Investment, LLC, of record in Instrument No. 20180925-0094916 Register's Office for Davidson County, Tennessee, dated September 21, 2018 and recorded on September 25, 2018.

As to Tract III:

Land in Davidson County, Tennessee, being Unit No. B of the Plan of Homes at 422 Rosebank Ave Townhomes, a Horizontal Property Regime with Private Elements, as shown in the Declaration of Covenants, Conditions and Restrictions for Homes at 422 Rosebank Ave Townhomes, as set forth in Exhibit "A" of record in Instrument No. 20180517-0047477, 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 Infill LLC by Quitclaim deed from Elevate Land Investments, LLC of record in Instrument No. 20180925-0094916 Register's Office for Davidson County, Tennessee, dated September 21, 2018 and recorded on September 25, 2018.

Map and Parcels 083-04-3F-002.00 083-04-3D-002.00 083-04-3E-002.00

Subject to: Property taxes have been prorated and the Grantor has assumed payment thereof when same become due and payable, Subject to all matters shown on the Plan of record in Plat Book 547, Page 48, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 201809240094393, Instrument No. 20180517-0047494 and Instrument Number 20180517-0047477, Register's Office for Davidson County, Tennessee. Agreement of record in Book 701, Page 564, in the Register's Office for Davidson County, Tennessee. Easement to obtain water from a well of record in Book 701, Page 568, in the Register's Office for Davidson County, Tennessee. Issuance of a Gas/Mechanical, Electrical, or Plumbing Permit by the Metropolitan Government of Nashville and Davidson County, Tennessee, for Gas, Electrical or Water Service for a detached structure of record in Book 11137, Page 988, in the Register's Office for Davidson County, Tennessee. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel. Subject to rights of others in and to the common areas and/or elements.

This property, known as 0 Rosebank Avenue, 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 8th DAY OF JANUARY, 2020.

Aerial Infill, LLC

BY: Yvette Meldrum Authorized Agent

Title: Yvette Meldrum

Its: Authorized Agent

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Yvette Meldrum**, 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 8th day of January, 2020.

Notary Public

My commission expires: 4/24/2023

Amelia Swanson
State of Tennessee Notary Public
Williamson County

True Copy Certification

I, **Angie Lawless**, 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 TN
County of Davidson

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022