WARRANTY DEED

Karen Johnson Davidson County
Batch# 457426 **DEEDWARR**
08/14/2020 01:20:35 PM 2 pgs
Fees: $13.00 Taxes: $2,845.30

20200814-0091360

MST 2020-0966

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $769,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF AUGUST, 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
Robert R. Lee and Sandra Trotter Lee	NEW OWNER	094-02-0D-002.00-CO
(NAME)	(NAME)	
607 South 20th Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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 **Robert R. Lee and Sandra Trotter Lee** husband and wife , 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 Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 2001 Eastside Ave Townhomes, a Planned Unit Development, a Horizontal Property Regime with Private Elements of record as Instrument No. 201805010041330 and being shown on Plat attached thereto as Exhibit "A", 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 the same property.

Being the same property conveyed to Aerial Global, LLC by Warranty deed from Jimmy R. Holt, a single man of record in Instrument No. 20170707-0068653 Register's Office for Davidson County, Tennessee, dated July 06, 2017 and recorded on July 07, 2017. (Value of consideration shown in aforementioned deed $250,000.00.)

Being the same property conveyed to Aerial Infill, LLC by Warranty deed from Aerial Global, LLC of record in Instrument No. 20180501-0041331 Register's Office for Davidson County, Tennessee, dated April 24, 2018 and recorded on May 01, 2018. (Value of consideration shown in aforementioned deed $640,300.00.) Being also known as 607 South 20th Street B Nashville, Tennessee 37206.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable Taxes for the year 2020, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 161, Page 8, 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 20180501-0041330, Register's Office for Davidson County. 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 607 South 20th 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 14th DAY OF AUGUST, 2020.

Aerial Infill, LLC

BY: Yvette Meldrum, Authorized Agent

Yvette Meldrum, 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 14th day of August 2020.

Notary Public

My commission expires: 4/24/2023

Amelia Swanson
State of Tennessee Notary Public
Williamson County