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WARRANTY DEED

Karen Johnson Davidson County
Batch# 459484 DEEDWARR
08/19/2020 08:09:45 AM 2 pgs
Fees: $13.00 Taxes: $284.90

20200819-0093039

I. DYKE TATUM 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 $77,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of August, 2020

Notary Public I. Dyke Tatum

MY COMMISSION EXPIRES: May 03, 2021

(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
Brian Bandas	Studio Bank	08106045100
(NAME)	(NAME)	
942 Lawn View Lane	124 12th Avenue South, Ste 400	
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064	Nashville, TN 37203	
(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 **Brian Bandas,** 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 58.0 feet of Lot No. 9 on the plan of the sub-division of part of Lot No. 16 of the Nichol Property as of record in Book 2, Page 49, Chancery Court of Nashville.

Being part of the same property conveyed to Aaron LLC, a Tennessee Limited Liability Company by deed dated January 26, 2015 from Aaron Management of record in Instrument No. 20150130-0008758, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Aaron Management by deed dated April 30, 2013 from Keith R. Kraft and wife, Meryl K. Kraft, a one-half undivided interest and Kenneth R. Kraft and Keith R. Kraft, Co-Trustees of The Reba Kraft Trust, a one-half undivided interest of record in Instrument No. 20130501-0043722, Register's office for Davidson County, Tennessee.

unimproved ☑

This is improved ☐ property, known as 1802 24th 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 August, 2020.

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 August, 2020.

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

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

File No.: 20-Bandas