WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/30/04 11:04 3pgs
Fees:18.00 Taxes:185.00

20040830-0104402

SUSAN B. MOTT NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TN
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$50,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF AUGUST, 2004.

Notary Public

MY COMMISSION EXPIRES: 1-16-08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lender's Title and Escrow, LLC, 810 Crescent Centre Drive, Suite 250, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Infinity Properties, LLC	Infinity Properties, LLC	52-1-228
(NAME)	(NAME)	
733 Walnut Street	733 Walnut St.	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(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, Glema J. Kayfes, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Infinity Properties, 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. : And Ernest Odell Kayfes

SEE ATTACHED EXHIBIT A

Said property herein described is subject to the following, including but not limited to declarations, conditions, covenants, restrictions, agreements, easements and/or encroachments of record in said Register's Office:

a) Any and all matters as shown on the plan of record in Plat Book 421, page 184, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 733 Walnut St., Madison, TN 37115

(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.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 23rd day of August, 2004.

Glema J. Kayfes

Ernest Odell Kayfes

STATE OF TN

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainors, Glema J. Kayfes, and ~~James~~ Odell Kayfes with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this the 23rd day of August, 2007.

Commission expires: 1-16-08

Susan B. Mott

Notary Public

SUSAN B. MOTT
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

EXHIBIT A

Being the northerly 125 feet of southerly 250 feet of the westerly 100 feet of Lot No. 18 on the Plan of Madison Park Subdivision, of record in Plat Book 421, page 184, Register's Office for Davidson County, Tennessee. Beginning on the easterly margin of Walnut Avenue, as located on the plan of resubdivision of Power and Roth's Subdivision as of record in Book 843, page 75; at a stake 350 feet south of the centerline of Neely's Bend Road; thence with said Avenue, South 1 degrees 15 West 125 feet to a stake; thence south 88 degrees 45 east 100 feet to a stake; thence north 1 degree 15 east 125 feet to a stake; thence north 88 degree 45 west 100 feet to the beginning.

Being the same property conveyed to Glema J. Kayfes by Deed from Ernest Odell Kayfes, unmarried dated November 22, 1991 and filed for record in Book 8495, page 924, Register's Office for Davidson County, Tennessee.