WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/08/04 15:36 2pgs
Fees:13.00 Taxes:305.25

20041108-0134627

STATE OF TN
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$82,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF NOVEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 05/09/07

KANDACE N. TOMES NOTARY PUBLIC AT LARGE MADISON COUNTY TN

THIS INSTRUMENT WAS PREPARED BY
Lender's Title and Escrow, LLC, 8101 Boeing Drive, Suite 250, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alcira Espinoza	Alcira Espinoza	52-4-70
(NAME) 216 Warrior Road	(NAME) 216 Warrior Road	
(ADDRESS) Madison, TN 37115	(ADDRESS) 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, Infinity Properties, LLC, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Alcira Espinoza, 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. :

Being Lot No. 73 on the plan of Arrowhead Estates, Section 2, as of record in Plat Book 5050, page 83, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Infinity Properties, LLC by Deed from Richard H. Cape dated September 30, 2004 and filed for record in Instrument No. 20041005-0120004, Register's Office for Davidson County, Tennessee.

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 5050, page 83, Register's Office for Davidson County, Tennessee.

b) Restrictive Covenants as of record in Book 5286, page 406, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 216 Warrior Road, 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 1st day of November, 2004.

Infinity Properties, LLC

By:
Infinity Properties, LLC

STATE OF TN.

COUNTY OF Williamson

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Doug Brooks (name), with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Chief Manager (title) of Infinity Properties, LLC (co. name), the within named bargainor(s), a corporation, and that as such Chief Manager (title) of Infinity Properties LLC (co. name), are duly authorized and executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this the 1st day of November, 2005.

Commission expires: 03/09/07

Notary Public

KANDACE N. TOWELL
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY