WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/10/06 10:51 3 pg
Fees:18.00 Taxes:333.00

20060210-0016543

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2/3/06

Notary Public

MY COMMISSION EXPIRES: 08/04/07

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Candace Weber	Candace Weber	052-01-0-228.00
(NAME)	(NAME)	
733 Walnut St.	733 Walnut St.	
(ADDRESS)	(ADDRESS)	
Madison, Tennessee 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, Infinity Properties, LLC, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Candace Weber, 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. :

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) None found of record

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 day of February 3rd, 2006.

Infinity Properties, LLC

By: _____
Infinity Properties, LLC

STATE OF TENNESSEE
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 3rd day of February, 2006.

Commission expires: 03/04/07

Notary Public

KANDACE N. TOMES
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

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 Infinity Properties, LLC, by Deed from Glema J. Kayfes and Ernest Odell Kayfer, dated August 23, 2004 and filed for record in Instrument No. 20040830-0104402, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Glema J. Kayfes and Ernest Odell Kayfer, by Deed from Richard A. Northcutt, Trustee, dated November 28, 1997 and filed for record in Book 10700, page 373, Register's Office for Davidson County, Tennessee.