WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/09/08 14:19 2 pgs
Fees:13.00 Taxes:247.90
20081209-0118885

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$67,000.00.**

Affiant

Subscribed and sworn to before me this 5th day of Dec., 2008.

Notary Public
My Commission expires: 11-14-09
(Affix Seal)

DAPHNE M. DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Infinity Properties, LLC	~~SAME~~	150-09-0-138.00
1585 Mallory Ln. ste 205 ~~3208 Windward Lane~~	1585 Mallory Ln ste 205	
Brtrod TN 37027 ~~Franklin, TN 37064~~	Brentwood, TN 37027	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Tatjana Nelson**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Infinity Properties, LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 15A on the plan of Zone Lot Division of Lots 15-18, Cherry Hills, Section 12, of record in Book 6200, page 342, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Earl Nelson and wife, Tatjana Nelson, by deed from Richard Philip Baxter and wife, Jane E. Baxter, on February 8, 2006, of record in Instrument Number 20060215-0018130, Register's Office for Davidson County, Tennessee. And further conveyed to Tatjana Nelson by Quitclaim Deed from Earl Nelson on November 21, 2006, of record in Instrument Number 20061205-0149789, said Register's Office.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 6250, page 174; and Book 6250, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 6436, page 642, as amended in Book 6502, page 152, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3231 Luann Drive, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this December 5, 2008.

Tatjana Nelson
Tatjana Nelson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Tatjana Nelson** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 5, 2008

My commission expires 6/23/11

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY