41265

WARRANTY DEED 17336

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

DANNY HERRON PRESIDENT & CEO
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF FEBRUARY, 2012.

Notary Public Ralph A. Knauss

MY COMMISSION EXPIRES: (AFFIX SEAL) My Commission Expires: April 21, 2013

RALPH A. KNAUSS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 721 President Place, #100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Habitat for Humanity of Greater Nashville, A Tennessee Nonprofit Corporation	**OWNER**	**See Below**
(NAME) 2950 Kraft Drive, #100	(NAME)	
(ADDRESS) Nashville, TN 37204	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 02/21/12 16:04 3 pgs
Fees:18.00 Taxes:999.00
20120221-0015011

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 Home Builders, A Tennessee General Partnership**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Habitat for Humanity of Greater Nashville, A Tennessee Nonprofit Corporation**, 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 Lot No. 64-69, 103-112, 144 & 145 on the Final Plat Hallmark, Section Two of record in Instrument No. 20070308-0028982, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Infinity Home Builders, A Tennessee General Partnership by deed of record in Instrument 20111227-0100895 and affidavit of correction of record in Instrument 20120208-0011213, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

Lot 64	164-08-0-A-093.00 CO	Lot 65	164-08-0-A-092.00CO
Lot 66	164-08-0-A-091.00 CO	Lot 67	164-08-0-A-090.00CO
Lot 68	164-08-0-A-089.00 CO	Lot 69	164-08-0-A-088.00CO
Lot 103	164-08-0-A-087.00 CO	Lot 104	164-08-0-A-086.00CO
Lot 105	164-08-0-A-085.00 CO	Lot 106	164-08-0-A-084.00CO
Lot 107	164-08-0-A-083.00 CO	Lot 108	164-08-0-A-082.00CO
Lot 109	164-08-0-A-081.00 CO	Lot 110	164-08-0-A-080.00CO
Lot 111	164-08-0-A-079.00 CO	Lot 112	164-08-0-A-078.00CO
Lot 144	164-08-0-A-077.00 CO	Lot 145	164-08-0-A-076.00CO

unimproved ☒

This is improved ☐ property, known as **Lot 64-69 103-112 & 144 & 145, Antioch, TN 37013**

(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 **our hands** this **17th day of February, 2012**.

Infinity Home Builders, A Tennessee General Partnership

By: _____
Jerry Butler, General Partner

State of Tennessee County of Rutherford

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jerry Butler, with who I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the General Partner of Infinity Home Builders, A Tennessee General Partnership,, and that he as such General Partner executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee, this 17th day of February, 2012.

Commission Expires:6/18/2012

_____
Notary Public

PHILIP ELLIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

I, Philip Ellis, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Lori Holloway, a notary public for this county and state, Philip Ellis who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 6/21/15.

Notary's Seal (If on paper)

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY