WARRANTY DEED

File #12022728

ATT VIXAY VONG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES: 06/17/2013

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $32,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of February, 2012.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg A
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Justin McCrory	NEW OWNER	81-10-314
(NAME)	(NAME)	
1628 25th Avenue	1628 25th Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201	Nashville, TN 37201	
(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, I/WE, **Affinity Investments, Inc.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Justin McCrory**, 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 part of the re-subdivision of Lot No. 20, on the Plan of Georgia Industrial Realty Company's Subdivision in North Nashville, of record in Book 421, Page 188, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, and more particularly described as follows:

Beginning 50 feet from a point in the north line of Lot No. 20 and being 40 feet from the southwest corner of the Thomas J. Carter lot, leaving 40 feet for the extension of 25th Avenue; thence in a southerly direction 50 feet, and with the east margin of 25th Avenue to a point; thence in an easterly direction 143 feet; thence in a northerly direction 50 feet to a point and being 50 feet from the north line of said Lot No. 20; thence in a westerly direction 143 feet to the point of beginning. Said Lot fronts 50 feet on the east side of 25th Avenue, North.

Being the same property conveyed to Affinity Investments, Inc. by deed from Lonnie Greenlee, married, dated 09/07/2007, of record in Instrument No. 20070911-0108783, said Register's Office.

This conveyance is subject to: Taxes for the year 2012, a lien, not yet due or payable.

unimproved ☐
This is improved ☒ property, known as **1628 25th Avenue, Nashville,TN,37201**

(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.

BILL GARRETT, Davidson County
Trans:T20120012924 DEEDWARR
Recvd: 02/22/12 11:27 2 pgs
Fees:13.00 Taxes:120.25

20120222-0015269

Witness our hands this 10th day of February, 2012.

Affinity Investments, Inc.

BY: Damon Hopkins

Damon Hopkins, President

STATE OF TEXAS

COUNTY OF Collin

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Damon Hopkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Affinity Investments, Inc., the within named bargainor, a corporation, and that he as such president, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Damon Hopkins - President

Witness my hand and official seal at this 10th day of February, 2012.

Commission expires: aug. 12, 2015

Rosanne Kachurak
Notary Public

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg. A
Murfreesboro, TN 37130

NOTARY PUBLIC STATE OF TEXAS
ROSANNE KACHURAK
Notary Public
STATE OF TEXAS
My Comm. Exp. August 12, 2015