41848

WARRANTY DEED 17337

PHILIP ELLIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF **TENNESSEE**
COUNTY OF **RUTHERFORD**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$175,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **26TH** DAY OF **JUNE, 2012.**

Notary Public

MY COMMISSION EXPIRES: **May 23, 2016.**
(AFFIX SEAL)

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)	(NAME)	
2950 Kraft Drive, #100		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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 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. 6, 7, 8, 29, 31, 32, 33, 34, 35, 36, 38, 44, 45 & 46 on the Final Plat of Edison Park, of record in Instrument No. 20060726-0090090, 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 by deed of record Instrument 20120430-0036629, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

Map & Parcels:

Lot 6 150-15-0-B-006.00 CO
Lot 7 150-15-0-B-007.00 CO
Lot 8 150-15-0-B-008.00 CO
Lot 29 150-15-0-B-029.00 CO
Lot 31 150-15-0-B-031.00 CO
Lot 32 150-15-0-B-032.00 CO
Lot 33 150-15-0-B-033.00 CO
Lot 34 150-15-0-B-034.00 CO
Lot 35 150-15-0-B-035.00 CO
Lot 36 150-15-0-B-036.00 CO
Lot 38 150-15-0-B-038.00 CO
Lot 44 150-15-0-B-044.00 CO
Lot 45 150-15-0-B-045.00 CO
Lot 46 150-15-0-B-046.00 CO

unimproved ☒

This is improved ☐ property, known as **Lot Nos. 6-8, 29, 31-36, 38, 44-46, Antioch, TN 37013**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County.
Trans:T20120049443 DEEDWARR
Recvd: 07/05/12 10:44 2 pgs
Fees:13.00 Taxes:647.50
20120705-0058947

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 **26th day of June, 2012**.

Infinity Home Builders, A Tennessee General Partnership

By: _____
Lori Holloway, Authorized Agent

State of Tennessee County of Rutherford

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

Witness my hand and official seal at Smyrna, Tennessee, this 26th day of June, 2012.

Commission Expires:5/23/16

_____
Notary Public

PHILIP ELLIS
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY