WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130085561 DEEDWARR
Recvd: 10/03/13 10:59 2 pgs
Fees:13.00 Taxes:351.50
20131003-0103920

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF OCTOBER, 2013.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL) VICKI L. JENKINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 3, 2014

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Indigo Development, LLC	**SAME**	**08304022800**
(NAME)	(NAME)	
102 Woodmont Blvd., Suite 200		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **Ida S. Infanti, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Indigo Development,** 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. 26 on the Map of Rosebank Park, of record in Book 1835, page 26, Register's Office for Davidson County, Tennessee.

Said Lot No. 26 fronts 75 feet on the south side of Carter Street and runs back between lines, 171.3 feet on the west line and 173.2 feet on the east line, to a dead line in the rear, measuring 75.02 feet thereon.

BEING the same property conveyed to Nency J. Infanti and wife, Ida S. Infanti by Warranty Deed from Sterling Homes, Inc., recorded June 23, 1952, of record in Book 1910, Page 98, Register's Office for Davidson County, Tennessee. The said Nency J. Infanti now being deceased.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2013 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 1835, page 26, said Register's Office.

unimproved

This is improved x property, known as **2410 Carter Avenue, Nashville, TN 37206**
(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 my hand this 1st day of October, 2013.

Ida S. Infanti by: Marietta Christian Infanti Wilson, as Attorney-in-fact

Ida S. Infanti by: Marietta Christian Infanti Wilson, as Attorney-in-fact

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 1st day of October, 2013, before me personally appeared Marietta Christian Infanti Wilson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Ida S. Infanti, and who acknowledged that she executed the same as the free act and deed of Ida S. Infanti.

Witness my hand and official seal at Nashville, Tennessee this 1st day of October, 2013.

Commission expires:

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2017

Notary Public