WARRANTY DEED 510517

Davidson County DEEDWARR
Recvd: 01/27/14 15:21 3 pgs
Fees:18.00 Taxes:2035.00
20140127-0007437

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

Habitat for Humanity of Greater Nashville Affiant Danny Herron / CEO

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of January, 2014

Notary Public

MY COMMISSION EXPIRES: My Commission Expires: August 19, 2017 (AFFIX SEAL)

RALPH A. KNAUSS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Habitat for Humanity of Greater Nashville	OWNER	164-00-0-185.00
(NAME)	(NAME)	
2950 Kraft Drive, #400		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **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,** 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 a parcel of land, located in the 1st civil district of Davidson County, Tennessee, and the 32nd Councilmanic District and being part of the property conveyed to Infinity Home Builders in Instrument No. 201202080011213, in the Register's Office of Davidson County, Tennessee. Said Parcel is Bounded on the north and east by Hallmark, Section One (Instrument No. 20050315-0028142), on the south and west by Hallmark, Section Two (Instrument No. 20070308-0028982); Being more particularly described as the following:
Beginning at the northeast corner of Lot 55, Hallmark, Section One; then, with the northern line of Lot 55 S52° 04'30" W 174.40' to the northeast corner of Lot 59, Hallmark, Section Two; then, with the northern line of Lot 59 S81°25'12" W 86.76' to the northeast corner of Lot 61; then, with the northern line of Lot 61 N78°25'34" W 86.61' to the northeast corner of Lot 63; then, with the northern line of Lot 63 N69°02'10" W 248.26' to a break in the rear of Lot 67; then, S81°37'23" W 63.75' to the Eastern corner of Lot 69; then, with Lot 69 N30°32'34" W 75.02' to the southern right of way of Springstead Trail; then, with said right of way N59°27'26" E 6.53'; then, N30°32'34" W 121.00' to the southeast corner of Lot 104; then, with the eastern line of Lot 104 N30°50'49" E 62.65' to the southeast corner of Lot 105; then, with the eastern line of Lot 105 N15°37'15" W 164.17' to a break in the eastern line of utility and drainage easement "A"; then, with utility and drainage easement "A" the following: N31°10'10" E 128.14'; then, N85°14'14" E 131.02'; then, S50°15'53" E 69.91'; then, N34°10'28" E 84.37'; then, N83°05'59" E 132.21' to the western line of utility and drainage easement "B"; then, with utility and drainage easement "B" the following: S45°10'06" E 132.19'; then, S08°25'06" W 129.43'; then, S40°49'42" W 64.22'; then, S09°24'47" W 33.26'; then, S64°49'13" E 101.54'; then, N85°59'46" E 16.55'; then, S80°42'59" E 130.59' to the western line of Lot 51; then, with the western line of Lot 51 S07°43'01" E 97.40' to a break in the western line of Lot 52; then, with the western line of Lot 52 S02°03'07" E 60.10' to the point of beginning, having an area of 301,571 square feet or 6.923 acres.

Being part of the same property conveyed to Infinity Home Builders, A Tennessee General Partnership by deed of record in Instrument 20111227-0100895 and corrected in Instrument 20120208-0011213, 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.

unimproved ☑

This is improved ☐ property, known as 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 my/our hands this 24th day of January, 2014.

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, GP, 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 24th day of January, 2014.

Commission Expires: 5/23/16

Notary Public

File No.: 20064

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