BILL GARRETT, Davidson County
Trans:T20140023696 DEEDWARR
Recvd: 04/08/14 12:10 3 pgs
Fees:18.00 Taxes:1387.50
20140408-0029323

THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204

Box #14
25817-1

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Infinity Properties Partnership 200 Hill Avenue, Suite 4 Nashville, Tennessee 37213	New Owner	Map 106-11-0 Parcel 029-00

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **JAY T. DAWSON**, and **JEFFREY R. HEARINGTON**, as Individuals (hereinafter referred to as the "**Grantors**"), have bargained and sold, and by these presents do transfer and convey unto **INFINITY PROPERTIES PARTNERSHIP**, a Tennessee general partnership (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot Nos. 2, 3 and 4 on the Plan of Oliver Subdivision, of record in Plat Book 6050, Page 141, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

BEING the same property devised to Jay T. Dawson and Jeffrey R. Hearington by The Last Will and Testament and Codicil to the Will of Bess Dawson Pearsall, of record in Docket No. 14P-42, Probate Court Clerk's Office for Davidson County, Tennessee, and further conveyed to Jay T. Dawson and Jeffrey R. Hearington by Quitclaim Deed from Robert S. Duncan, Administrator of the Estate of Bess Dawson Pearsall, dated February 21, 2014, recorded April __, 2014, of record in Instrument No. 201404 08-0029322, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 4th day of April, 2014.

Jay T. Dawson

Jeffrey R. Hearington

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **JAY T. DAWSON**, and **JEFFREY R. HEARINGTON**, the within-named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 4th day of April, 2014.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 2/13/17

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $375,000.00.

Affiant

Subscribed and sworn to before me this 4th day of April, 2014.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 2/13/17

EXHIBIT A
Permitted Encumbrances

1. Taxes for the year 2014 and subsequent years, a lien not yet due and payable. Grantee hereby assumes all responsibility for 2014, and all subsequent years' real property taxes.

2. All matters shown on the Plan of record in Book 6050, Page 141, Register's Office for Davidson County, Tennessee.

3. Matters shown on the ALTA/ACSM Survey prepared by Cherry Land Surveying, Inc., R. Scot Cherry, TN R.L.S. #1512, dated March 13, 2014, revised April 2, 2014, referenced as Job #14037 CW.