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|---|---|
| Davidson County | DEEDWARR |
| Recvd: 07/21/14 15:02 | 2 pgs |
| Fees:13.00 Taxes:1368.63 | |
| **20140721-0064633** | |

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 369,900.

VeBuch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16 day of July 2014

Notary Public

MY COMMISSION EXPIRES: 12/18/17
(AFFIX SEAL)

REBECCA MOSS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY MY COMMISSION EXPIRES DECEMBER 18, 2017

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow, 30 Burton Hills Blvd., Suite 400, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S). |
|---|---|---|
| Matthew William Fumagalli | USAA Federal Savings Bank | 083040F00100CO |
| (NAME) | (NAME) | |
| 2410-A Carter Ave | 10750 McDermott Freeway | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37206 | San Antonio, TX 78288 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of 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, * hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ** 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:

** Matthew William Fumagalli, married

* Indigo Development LLC

Being Unit No. 26-A on the Plan of 2410 Carter Avenue Townhomes, Horizontal Property Regime of record in Instrument No. 20131010-0106625 Exhibit "B" to the Declarations; formerly known as Lot No. 26 on the Map of Rosebank Park, of record in Book 1835, page 26, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING a part of the same property conveyed to Nancy J. Infanti and wife, Ida S. Infanti by Warranty Deed from Sterling Homes, Inc., dated June 23, 1952 of record in Book 1910, page 98, Register's Office for Davidson County, Tennessee. The said Nancy J. Infanti having since died, the property is vested in Ida S. Infanti as the surviving tenant by the entirety.

FURTHER being part of the same property conveyed to Indigo Development, LLC, a Tennessee limited liability company by Warranty Deed from Ida S. Infanti, married dated October 1, 2013 of record in Instrument No. 20131003-0103920; Scrivener's Affidavit in Instrument No. 20131108-0116148 dated 11/7/13, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2410-A Carter Ave, Nashville, TN 37206

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, has 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 16th day of July, 2014.

Indigo Development, LLC

BY:_____
Jeffrey Miller
Authorized Signatory

STATE OF TN

County OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jeffrey Miller, 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 Managing Member, and is authorized to execute the instrument on behalf of Indigo Development LLC, the within named bargainor, and that he as such Managing Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Managing Member.

Witness my hand and official seal, this the 16th of July, 2014.

_____
Notary Public

My Commission Expires: 8/19/2017

(SEAL)

SUSAN L. HEINRICH NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY OF

True Copy Certification
I, Connie Buchanan, do hereby make oath that I am 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.

Connie Buchanan
Connie Buchanan

State of Tennessee / County of Wilson SS:
Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss
Rebecca Moss

My Commission Expires: 12/18/17

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES DECEMBER 18, 2017