WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140055949 DEEDWARR
Recvd: 08/01/14 10:04 3 pgs
Fees:18.00 Taxes:1372.70

20140801-0068797

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $371,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of July, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title, 30 Burton Hills Blvd #400 Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
David B Payne, an unmarried man	SWBC Mortgage Corporation	083 04 0F 002.00CO
(NAME) 2807 Memorial Blvd	(NAME) 9311 San Pedro Avenue #100	
(ADDRESS) Springfield, TN 37172	(ADDRESS) San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Seventy-One Thousand And No/100 Dollars ($371,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Indigo Development, LLC**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **David B Payne, an unmarried man**, 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 described as follows:

Being Unit B 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.

File Number: GRN-140493

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-B 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 25th day of July, 2014.

Indigo Development, LLC

X BY: _____ Managing Member

Jeffrey Miller, Managing Member

File Number: GRN-140493

STATE OF TENNESSEE
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/herself 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/she 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 seal this 25th day of July, 2014..

Notary Public

My Commission Expires: _____

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015