Return To: 14-0476
Four Star Title, LLC
2508 N. Mt. Juliet Road
Mt. Juliet, TN 37122

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140074298 DEEDWARR
Recvd: 10/02/14 13:17 2 pgs
Fees:13.00 Taxes:284.90
20141002-0091122

G-NP-14-618

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF SEPTEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-7-16 (AFFIX SEAL)

TONYA THOMAS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Infinium Builders LLC	Jeremy Seaton	
(NAME)	(NAME)	**061-06-0-056.00**
618 Maplewood Lane	393 Normandy Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **EMILY KAY BENEDICT, A SINGLE PERSON,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **INFINIUM BUILDERS LLC,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 1 on the Plan of Re-Subdivision of Lot 250 and a part of Lot 249 of Maplewood Heights Subdivision of record in Plat Book 6200, Page 954, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 55.00 feet on the southerly margin of Maplewood Lane and extends back 214.06 feet on the westerly line(s) and 224.24 feet on the easterly line to a dead line in the rear, measuring 54.14 feet thereon.

Being the same property conveyed to Emily Kay Benedict by deed from Kelly Anne Ross Wilson, married of record in Instrument No. 200001040000938 Register's Office for Davidson County, Tennessee, dated December 18, 1999 and recorded on January 4, 2000.

This conveyance is subject to:
- Taxes for the year 2015 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6200, Page 954, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **618 Maplewood Lane , Nashville, Tennessee 37216**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 30th DAY OF SEPTEMBER, 2014.

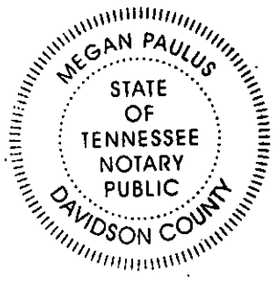
Emily Kay Benedict

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EMILY KAY BENEDICT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of September, 2014.

Notary Public
My Commission Expires: 1-9-16
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212