Return To: 14-0579
Four Star Title, LLC
2508 N. Mt. Juliet Road
Mt. Juliet, TN 37122

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$67,500.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **December 8, 2014.** Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20140092293 DEEDWARR
Recvd: 12/10/14 10:10 2 pgs
Fees:13.00 Taxes:249.75
20141210-0112988

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

2508 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #**14-0579**

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Infinium Builders, LLC	**Jeff And Patricia Williams**	**119 05 0 204.00**
(NAME) **200 Lutie Street**	(NAME) **404 Hollow Spring Ct.**	
(ADDRESS) **Nashville,TN 37210**	(ADDRESS) **Brentwood, TN 37027**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **William B. Bass and wife, Sara C. Bass,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Infinium Builders, LLC,** 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 Lot No. 22 on the Map of the Resubdivision of Blocks 23 and 24 in Cumberland Nurseries, as of record in Book 161, Page 139, Register's Office for Davidson County, Tennessee.

SAID Lot No. 22 fronts 50 feet on the northerly side of Lutie Street and runs back between parallel lines, with the westerly margin of Foster Avenue, 180 feet to an alley.

Being the same property conveyed to William B. Bass and wife, Sara C. Bass by Warranty Deed from Robert S. Lamay A/K/A Robert S. Lemay recorded October 21, 2014 in Instrument Number 20141021-0096954, Register's Office for Davidson County, Tennessee; and further conveyed to Robert S. Lemay by Warranty Deed from Charles Edward Ferrell, unmarried, recorded February 19, 2003 in Instrument Number 20030219-0021981, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **200 Lutie Street, Nashville, TN 37210**
(House Number) (Street) (City, State) (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.

IN WITNESS WHEREOF, this instrument has been executed on this the **8th** day of **December, 2014**.

William B. Bass

Sara C. Bass

STATE OF **TENNESSEE**
COUNTY OF **Davidson**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **William B. Bass and Sara C. Bass**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **8th** day of **December, 2014**.

LISA L. ADAMS
STATE
NOTARY PUBLIC
TENNESSEE
NOTARY
PUBLIC
WILSON COUNTY

My Commission Expires: 5/4/15