Return To: 15-0001
Four Star Title, LLC
2508 N. Mt. Juliet Road
Mt. Juliet, TN 37122

| FOR OFFICIAL USE | STATE OF TENNESSEE<br>COUNTY OF **Davidson**<br><br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,000.00.<br><br>Affiant<br><br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS **January 5, 2015.**<br><br>Notary Public<br><br>MY COMMISSION EXPIRES: (AFFIX SEAL) |
|---|---|

TONYA THOMAS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON
MY COMMISSION EXP RES: 3-7-16

# *WARRANTY DEED*

*This Instrument Prepared By and Return To:*

BILL GARRETT, Davidson County
Trans:T20150001484 DEEDWARR
Recvd: 01/07/15 12:42 2 pgs
Fees:13.00 Taxes:325.60
20150107-0001761

FOUR STAR TITLE LLC

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #**15-0001**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Infinium Builders, LLC** | **Jeff and Patricia Williams** | **061 06 0 055.00** |
| (NAME)<br>**616 Maplewood Lane** | (NAME)<br>**404 Hollow Spring Ct.** | |
| (ADDRESS)<br>**Nashville,TN 37206** | (ADDRESS)<br>**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, **James Enright,** 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 the 11th, formerly 18th Civil District of Davidson County, Tennessee, and being located on Maplewood Lane, and described according to a survey made by Erle Drake, County Surveyor, June 25, 1926, as follows:

Beginning in the center of Maplewood Lane at a point opposite the northwest corner of Lot No. 250 on the Map of Maplewood Heights, Second Subdivision, of record in Book 547, pages 103 & 104, Register's Office for said County; thence with the center of said Lane, North 88 degrees West 75 feet; thence South 13 degrees West 500 feet; thence South 88 degrees East 75 feet to the westerly line of said Maplewood Heights, Second Subdivision; thence with the same North 13 degrees East 500 feet to the beginning.

Being the same property conveyed to James Enright by Warranty Deed from Ann Sullivan Loring recorded June 10, 2005 in Instrument Number 20050610-0066679, 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 **616 Maplewood Lane, Nashville, TN 37206**
(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 5th day of January, 2015.

James Enright

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **James Enright**, 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 5th day of January, 2015.

JANIS ADAMS
NOTARY PUBLIC
OF
TENNESSEE
NOTARY
PUBLIC
WILSON COUNTY

My Commission Expires: 5/4/15