BILL GARRETT, Davidson County
Trans:T20150041109 DEEDWARR
Recvd: 05/28/15 08:20 2 pgs
Fees:13.00 Taxes:1516.63
20150528-0048804

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Clinard E. Chaney
1604 Stokely Lane
Old Hickory, TN 37138

MORTGAGEE
Monticello Banking Company
1050 Wilkinson Tract
Bowling Green, KY 42103

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 063-04-0-A
PARCEL 043.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) 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, **Infinity Homes, Inc., a Tennessee corporation,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Clinard E. Chaney, single 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 Lot No. 27, on the Plan of Cleveland Hall Subdivision, Phase Four, a Planned Unit Development, as of record in Instrument No. 20080201-0010505, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Infinity Homes, Inc., a Tennessee corporation by Warranty Deed from Cleveland Hall, LLC, dated July 15, 2014 and filed of record in Instrument Number 20140728-0066586, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Declaration of Covenants, Conditions and Restrictions of record in Book 11725, Page 76, and amended in Instrument No. 20051202-0144894, Instrument No. 20071220-0146113, Instrument No. 20081014-0103112, Instrument No. 20080208-0013290, and in Instrument No. 20120912-0082762; Charter of Cleveland Hall Homeowners Association, Inc. in Book 11725, Page 70; Permanent Drainage Easement in Book 5763, Page 287; Easement for ingress and egress and public utilities in Book 7844, Page 249; Easements for Public Utilities, Drainage and Detention in Book 7844, Page 262; Easement for Drainage and Construction in Book 7844, Page 268; Easement for Public Utilities and Drainage in Book 7844, Page 272; Easement for water line to water tank in Book 7994, Page 167; Deed of Highway Easement from The Nashville and Eastern Railroad Authority in Book 8068, Page 524; Easement to BellSouth Telecommunications, Inc. in Book 11720, Page 325; Storm Water Detention Agreement in Instrument No. 20041115-0136615; Deed to Cleveland Hall Homeowners Association, Inc. for Common Area in Instrument No. 20130816-0086466; easements, covenants conditions and all matters and notes as shown on the plan of record in Instrument No. 20080201-0010505, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **1604 Stokely Lane Old Hickory, TN 37138.**

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.

Witness our hands this 19th day of May, 2015.

Infinity Homes, Inc.

By: Pres.
Ryan Stephens, President

STATE OF Tennessee
COUNTY OF Wilson

On this 19th day of May, 2015, before me personally appeared Ryan Stephens, to me known (or proved to me on the basis of satisfactory evidence), to be the President of Infinity Homes, Inc. and who executed the foregoing instrument as President of Infinity Homes, Inc. for the purposes therein contained in behalf of Infinity Homes, Inc.

Witness my hand and official seal this 19th day of May, 2015.

Janel L Johnson
NOTARY PUBLIC

JANEL L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 2/25/19

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $409,900.00.

AFFIANT

Subscribed and sworn to before me this 19th day of May, 2015.

Janel L Johnson
NOTARY PUBLIC

JANEL L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 2/25/19