WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150062031 DEEDWARR
Recvd: 07/29/15 08:26 2 pgs
Fees:13.00 Taxes:1461.50
20150729-0074379

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of July, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

NOTARY DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nicholas Guest-Jelley	Farmington Mortgage, a Division of CapStar Bank	06106005500
(NAME)	(NAME)	
616 Maplewood Lane	2002 Richard Jones Road, Suite 300 A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Infinium Builders, LLC, a Tennessee limited liability company, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Nicholas Guest-Jelly and wife, Anna Guest-Jelley, 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 Infinium Builders, LLC by Warranty deed from James Enright of record in Instrument No. 20150107-0001761 Register's Office for Davidson County, Tennessee, dated January 5, 2015 and recorded on January 7, 2015, and also being the same property conveyed to James Enright by Warranty deed from Ann Sullivan Loring of record in Instrument No. 20050610-0066679 Register's Office for Davidson County, Tennessee, dated may 31, 2005 and recorded on June 10, 2005.

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

unimproved ☐

This is improved ☑ property, known as 616 Maplewood Lane, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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.

Witness my hand this 24th day of July, 2015.

Infinium Builders, LLC
By: _____
Jeremy E. Seaton
Sole Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared ~~Jeremy~~ Member with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Member of **Infinium Builders, LLC**, the within named bargainor, a limited liability company, and that he as such Member being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company, by himself as such Member.

WITNESS my hand and seal this 24th day of July, 2015.

My Commission Expires:
01/20/2019

_____
Notary Public,

KIMBERLY HOLLINGSHEAD
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY