This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $607,000.00.

Affiant

Subscribed and sworn before me this the 29th day of February, 2016.

Notary Public
My commission expires: 2/24/18

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Bryan Gregory Russell 1412 Sharpe Ave Nashville, TN 37206	New Owner	083-02-0-117-00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, INFILL DEVELOPMENT, LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BRYAN GREGORY RUSSELL AND SUSAN TANIA ZELDIN RUSSELL, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the East 50.00 feet of the West 100 feet of Lot No. 6 of Block "A" on the Plan of Weakley Place of record in Plat Book 161, Page 131, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
Said part of said Lot fronts 50.00 feet on the South side of Weakley Avenue and runs back between parallel lines 250.00 feet to a dead line.

Being the same property conveyed to Shirley P. Eberhart, unmarried by Warranty deed from Cecil L. Miller, unmarried of record in Book 8520, page 913, Register's Office for Davidson County, Tennessee, dated January 02, 1992 and recorded on January 03, 1992.

Being the same property conveyed to Katherine J. Nelson and Stephanie B. Barger, a married couple as tenants in common with the rights of survivorship by Warranty deed from Shirley F. Eberhart, unmarried of record in Instrument No. 20140520-0043187 Register's Office for Davidson County, Tennessee, dated May 15, 2014 and recorded on May 20, 2014.

Being the same property conveyed to Infill Development, LLC by Warranty deed from Katherine J. Nelson and Stephanie B. Barger, a married couple as tenants in common with the rights of survivorship of record in Instrument No. 20150429-0038135 Register's Office for Davidson County, Tennessee, dated April 24, 2015 and recorded on April 29, 2015.

Being also known as 1412 Sharpe Ave Nashville, TN 37206.

Subject to all Easements and Restrictions of record.

BILL GARRETT, Davidson County
Trans:T20160017309 DEEDWARR
Recvd: 03/02/16 14:27 2 pgs
Fees:13.00 Taxes:2245.90
20160302-0020091

THIS IS IMPROVED PROPERTY KNOWN AS 1412 Sharpe Ave, Nashville, TN ~~37207~~ 37206.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 25th day of February, 2016.

Infill Development, LLC

By: Jason Jones, Member

Infill Development, LLC

By: Tiffany Jones, Member

STATE OF Florida

COUNTY OF Pinellas

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jason Jones, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HIS oath acknowledged HIMSELF to be the MEMBER of the within named bargainor, a LLC, and that HIMSELF, as such MEMBER, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Jason Jones as such MEMBER.

Witness my hand and official seal this 25th day of Feb, 2016.

My Commission Expires:

Notary Public

EMERSON OTERI
Commission # FF 239198
My Commission Expires
June 09, 2019

STATE OF Florida

COUNTY OF Pinellas

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Tiffany Jones, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HER oath acknowledged HERSELF to be the MEMBER of the within named bargainor, a LLC, and that HERSELF, as such MEMBER, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Tiffany Jones as such MEMBER.

Witness my hand and official seal this 25th day of Feb, 2016.

My Commission Expires: June 9, 2019

Notary Public

EMERSON OTERI
Commission # FF 239198
My Commission Expires
June 09, 2019

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