WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF FEBRUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: 6/2/2018

(AFFIX SEAL)

LORI C. WARREN
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

P-BR-15-312-T

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Alexander Talbott and Randi Donald Talbott	Guaranteed Rate, Inc.	
(NAME)	(NAME)	**119-5-435.00**
312 Lutie Street	3940 N Ravenswood	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Chicago, IL 60613	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **INFINIUM BUILDERS, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ALEXANDER TALBOTT AND RANDI DONALD TALBOTT,** ** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit: **husband and wife

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of resubdivision of a part of Block 27 Cumberland Nurseries Plan of record in Plat Book 161, Page 139, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed by Trustee's Quitclaim Deed from Kimberly Hollingshead, Trustee to Infinium Builders, a Tennessee limited liability company, as recorded on the 24th day of July, 2015 in Instrument No. 20150724-0073149, corrected in Instrument No. 20150727-0073863; part of Warranty Deed from Morgan E. Rye, Jr. and David D. Rye, sole heirs at law to Infinium Builders, LLC, a Tennessee limited liability company, as recorded on the 25th day of June, 2015 in Instrument No. 20150625-0061447; Affidavit of Heirship, as recorded on the 25th day of June, 2015 in Instrument Nos. 20150625-0061445 and 20150625-0061446; Probate Docket No. 15P-31 and part of Warranty Deed from Randall Walker to Nancy Carol Rye and husband Morgan Edward Rye, Sr., as recorded on the 29th day of April, 2010 in Instrument No. 20100429-0032537, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- All matters shown on the plat of record in Plat Book 161, Page 139, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **312 Lutie Street, Nashville, Tennessee 37210**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20160023640 DEEDWARR
Recvd: 03/23/16 12:39 2 pgs
Fees:13.00 Taxes:1254.30
20160323-0027525

Witness my/our hand(s) this the 29th DAY OF FEBRUARY, 2016.

Infinium Builders, a Tennessee limited liability company

BY: _____
Jeremy E. Seaton, Sole Member

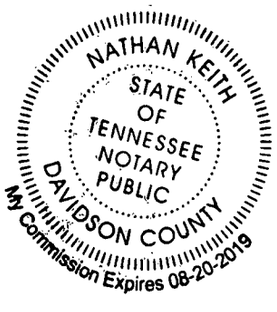
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeremy E. Seaton, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the Sole Member of Infinium Builders, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that he as such Sole Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th day of February, 2016.

_____
Notary Public

My Commission Expires: 8/20/19



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212