BILL GARRETT, Davidson County
Trans:T20160026980 DEEDWARR
Recvd: 04/04/16 12:33 2 pgs
Fees:13.00 Taxes:1627.63
20160404-0031738

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

ADDRESS NEW OWNER
Brown Family Trust
1540 Stokley Lane
Old Hickory, TN 37138

SEND TAX BILLS
Owner

MAP-PARCEL:
MAP 063-04-0-A
PARCEL 012.00

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.,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jack Dean Brown and Marshall Wilson Brown, Co-Trustees of The Brown Family Trust,** 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. 47 on the Final Plat of Cleveland Hall Subdivision, Phase Three, a Planned Unit Development, of record in Instrument No. 20060106-0002332, 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, a Tennessee limited liability company, dated August 3, 2015, of record in Instrument No. 20150806-0078604, 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 Subject to Declaration of Covenants, Conditions and Restrictions of Cleveland Hall of record in Book 11725, Page 76, Instrument No. 20050307-0024504, Instrument No. 20051202-0144894, Instrument No. 20060113-0005680, Instrument No. 20071220-0146113, Instrument No. 20080208-0013290 Instrument No. 20081014-0103112 and Instrument No. 20120912-0082762, and By-Laws shown as Exhibit B to Declaration of Covenants, Conditions and Restrictions of Cleveland Hall of record in Book 11725, page 76, and Charter of Cleveland Hall HOA of record in Book 11725, page 70, as amended in Instrument No. 20050106-000213; Subject to Conveyance of Common Area of Record in Instrument No. 20130816-0086466; Subject to Permanent Drainage easement in Book 5763, page 287; Subject to Stormwater Detention Agreement of record in Instrument No. 20041115-0136615 and Instrument No. 20060906-0110130; Subject to Easement conveyed to BellSouth of record in Book 11720, page 325; Subject to Deed for Highway Easement to Nashville Eastern Railway of record in Book 8068, page 524; Subject to Waterline Easement of record in Book 7994, page 167; Subject to Drain And Construction Easement of record in Book 7844, page 268; Subject to Ingress and Egress Easement of record in Book 7844, page 249; Subject to Public Utility and Drainage Easement of record in Book 7844, page 262 and page 272; Subject to Easement for sanitary sewers and/or storm drainage in Book 8006, page 677; easements, covenants conditions and all matters and notes as shown on the Plat of record in Instrument No. 20060106-0002332, Register's Office for Davidson, County, Tennessee.

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

This is improved property known as **1540 Stokley 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 31st day of March, 2016.

Infinity Homes, Inc.
By: Ryan Stephens, President

STATE OF TENNESSEE
COUNTY OF WILSON

On this 31st day of March, 2016, 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 at Mt. Juliet, Tennessee 31st day of March, 2016.

Witness my hand and official seal this 31st day of March, 2016.

NOTARY PUBLIC

My Commission Expires: 1.7.20

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater for this transfer is $439,900.00.

AFFIANT

Subscribed and sworn to before me this 31st day of March, 2016.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.7.20