BILL GARRETT, Davidson County
Trans:T20160030095 DEEDWARR
Recvd: 04/13/16 14:57 2 pgs
Fees:13.00 Taxes:610.50

20160413-0035504

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $165,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 12th day of April, 2016.

NOTARY PUBLIC

My commission expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Christopher B. Crook	Christopher B. Crook	11905038800
(NAME)	(NAME)	
2624 Foster Avenue	1101 18th Ave S #204	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Nashville, TN 37212	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Infusion Properties, LLC, a Tennessee limited liability company,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Christopher B. Crook, an unmarried man**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 of Block No. 1 on the Plan of Subdivision of Block Nos. 1 and 2, Cumberland Nurseries, of record in Book 161, Page 35, Register's Office for said County.

Said Lot No. 2 fronts 45 feet on the easterly side of Foster Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Infusion Properties, LLC, a Tennessee limited liability company by deed from Tonie Lamar (n/k/a Tonie Lamar Obsorne) and husband, Ronald Osborne, of record in Instrument No. 20150729-0074352, Register's Office of Davidson County, Tennessee.

This description is the same as in the prior deed.

This property is __unimproved __improved property known as: 2624 Foster Avenue, Nashville, TN 37210.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 12th day of April, 2016.

Infusion Properties, LLC

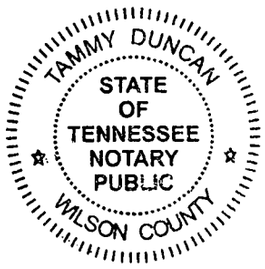
BY: Emmanuel Lozanov - member
Emmanuel Lozanov, Member

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Emmanuel Lozanov, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be president (or other officer authorized to execute the instrument) of Infusion Propertyies, LLC, a Tennessee limited liability company, the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as president (or other authorized officer).

Witness my hand and official seal, this the 12th day of April, 2016.

Tammy Duncan
Notary Public
My Commission Expires: 4/17/19



After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122