WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160040816 DEEDWARR
Recvd: 05/16/16 14:29 2 pgs
Fees:13.00 Taxes:259.00
20160516-0048727

P-BR-16-297-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00/

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF MAY, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Infinium Builders, L.L.C.	new owner	
(NAME)	(NAME)	**133-06-0-280.00**
393 Normandy Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **EUGENE COLLINS,** _____, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **INFINIUM BUILDERS, L.L.C.,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 2 on the Plan of Final Plat of Collins' Wheeler Avenue Property of record in Instrument Number 20151208-0123679, 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 a part of the same property conveyed to Martha E. Suarez by Warranty deed from Kenneth W. Cantrell and wife, Sheila D. Cantrell of record in Instrument No. 20150728-0074130 Register's Office for Davidson County, Tennessee, recorded on November 9, 2001.

Being part of the same property conveyed to Eugene Collins by Warranty deed from Martha E. Suarez, unmarried of record in Instrument No. 20150728-0074130 Register's Office for Davidson County, Tennessee, dated July 27, 2015 and recorded on July 28, 2015. Further, being part of the same property conveyed to Wilma Jayne Carell by Quitclaim deed from Eugene Collins of record in Instrument No. 20150804-0077114 Register's Office for Davidson County, Tennessee, dated August 3, 2015 and recorded on August 4, 2015. And further, being part of the same property conveyed to Eugene Collins by Quitclaim deed from Wilma Jayne Carell of record in Instrument No. 20150831-0088084 Register's Office for Davidson County, Tennessee, dated August 26, 2015 and recorded on August 31, 2015.

This conveyance is subject to:
- All matters shown on Plan of record in Instrument No. 20151208-0123679;
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4231, Page 749 and Book 4344, Page 326;
- Restrictive Covenant for Detached Farm Accessory Building of record in Instrument No. 20051028-0130443, Register's Office for DavidsonCounty, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **297 Wheeler Avenue , Nashville, Tennessee 37211**.

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.

Witness my/our hand(s) this the 11th DAY OF MAY, 2016.

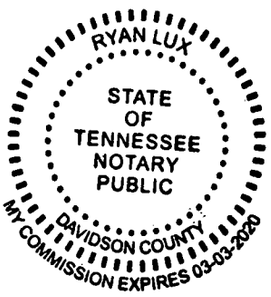
Eugene Collins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EUGENE COLLINS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of May, 2016.

Notary Public
My Commission Expires: _____
(SEAL)



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