WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$249,500.00~~.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF JUNE, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/6/18

(AFFIX SEAL)

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

P-KW-16-9A-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)
Steven G. Roth	New Owner	
(NAME)	(NAME)	**119-06-0B-001.00**
9A Lutie Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(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, **INFINIUM BUILDERS, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STEVEN G. ROTH, AN UNMARRIED MAN,** 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 Unit A, 9 Lutie Street Townhomes as shown in the Declaration of Covenants, Conditions and Restrictions for 9 Lutie Street Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument Number 20151016-0105747, 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 Infinium Builders, LLC, a Tennessee limited liability company by Warranty deed from Michael S. Veillon, a married man of record in Instrument No. 20150811-0080448Register's Office for Davidson County, Tennessee, dated August 6, 2015 and recorded on August 11, 2015.

This conveyance is subject to:
- Covenants, Conditions and Restrictions of record in Instrument No. 20151016-0105747;
- All matters shown on Plan of record in Plat Book 4955, Page 125;
- Restrictions of record in Book 5110, Page 595, Book 5176, Page 649 and Book 5264, Page 398;
- Restrictions of record in Instrument No. 20070122-0008447, 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: **9A 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:T20160053449 DEEDWARR
Recvd: 06/23/16 09:12 2 pgs
Fees:13.00 Taxes:923.15
20160623-0063940

Witness my/our hand(s) this the 16th DAY OF JUNE, 2016.

Infinium Builders, LLC

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, LLC, 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 16th day of June, 2016.

_____
Notary Public

My Commission Expires: 3/6/18

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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