WARRANTY DEED

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of August, 2016

Notary Public

MY COMMISSION EXPIRES: February 18, 2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Akugbe Igharo	SWBC Mortgage	163-02-0-A 057.00 CO
(NAME)	(NAME)	BILL GARRETT, Davidson County
5308 Ballard Court	9311 San Pedro #100	Trans: T20160070962 DEEDWARR
(ADDRESS)	(ADDRESS)	Recvd: 08/16/16 09:41 2 pgs
Antioch, TN 37013	San Antonio TX 78216	Fees: 13.00 Taxes: 573.13
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20160816-0085203

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Infinity Home Builders, A Tennessee General Partnership,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Akugbe Igharo, a single man,** 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. 212 on the Final Plat of Hickory Highland Place, Section 3, Phase 2 of record in Instrument No. 20060830-0107347, Register's Office for said County, to which reference is made for a more complete description.**

Being part of the same property conveyed to Infinity Home Builders, A Tennessee General Partnership by deed of record in Instrument 20111227-0100895, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Jerry Butler by Lori Holloway as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20160816-0085202, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 5308 Ballard Court, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hands this 12th day of August, 2016.

Infinity Home Builders, A Tennessee
General Partnership

Jerry Butler by Lori Holloway Attorney in fact
Jerry Butler
By: Lori Holloway, Attorney-in-Fact

Jerry Butler Construction, Inc.
By: Lori Holloway, Authorized Agent

State of Tennessee
County of Rutherford

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Lori Holloway, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Authorized Agent of the Jerry Butler Construction, Inc., a corporation, and that she as such Authorized Agent by signing the name of the corporation by herself as Authorized Agent.

WITNESS my hand and seal this 12th day of August, 2016.

Gary B. Fisher
Notary Public Gary B. Fisher
My Commission Expires: February 18, 2019

GARY B. FISHER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

State of Tennessee County of Rutherford

On this 12th day of August, 2016 before me personally appeared Lori Holloway, the person who executed the foregoing instrument on behalf of Jerry Butler, and acknowledged that she executed the same as the free act and deed of the said Jerry Butler, through Power of Attorney granted her by the said Jerry Butler.

Gary B. Fisher
Notary Public

Commission Expires: 2/18/19

GARY B. FISHER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

File No.: 20893