File Box 8

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160071230 DEEDWARR
Recvd: 08/16/16 15:00 2 pgs
Fees:13.00 Taxes:1037.85
20160816-0085501

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $280,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 12TH DAY OF AUGUST, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-2263B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
The Infinity Fellowship Incorporated	641 W. NOCTURNE DRIVE	070-03-0-019.00
641 West Nocturne Drive		
Nashville, TN 37207	NASHVILLE, TN 37207	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

LILLIAN C. SMITH AND HUSBAND, DAVID M. CASSIDY

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

THE INFINITY FELLOWSHIP INCORPORATED

HEREINAFTER CALLED THE GRANTEE(S), 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, described as follows; to-wit:

Being shown as Lot No. 4 on a copy of a survey showing Lots 18, 19, 20, 21, 46, 47, 48 and part of Tract 2, Free Silver Plan, of record in Book 332, Page 46, and part of the property recorded in Book 1910, Page 233, in the Register's Office for Davidson County, Tennessee.

Beginning at a concrete monument in the southerly margin of Nocturne Drive, formerly Manilla Street, said monument being 857.1 feet westerly of the northwest corner of Haynes Heights, Section 2, of record in Book 2331, Pages 58 and 59, in said Register's Office; thence with the margin of Nocturne Drive along a curve westerly 235.5 feet to a concrete poured around an iron pin; thence South 01° 00' East 1,118 feet to an iron pin; thence South 87° 30' East 200 feet to an iron pin; thence North 00° 15' West 1,047 feet to the point of beginning.

Being the same property conveyed to Lillian C. Smith and husband, David M. Cassidy by Quitclaim deed from Lillian Smith and husband, David Cassidy of record in Instrument No. 20010308-0022003 Register's Office for Davidson County, Tennessee, dated March 2, 2001 and recorded on March 8, 2001.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2016, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 332, Page 46, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances of record in and Book 6447, Page 645, in the Register's Office for Davidson County, Tennessee.

Subject to all matters in Ordinance No. 92141.

Subject to the flow of any creeks, streams, or branches across subject property.

Acreage content of the subject property is not hereby insured: Reference to acreage is left in the description merely for convenience in identifying the tract.

No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, of highways.

This is property known as 641 West Nocturne Drive, Nashville, TN 37207

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 12th day of August, 2016.

Lillian C. Smith

Lillian C. Smith

David M. Cassidy

STATE OF Maryland
COUNTY OF Prince George's

Personally appeared before me, a Notary Public of said County and State, LILLIAN C. SMITH AND DAVID M. CASSIDY, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 10/3/2016

JERYL R. TALLEY-HALL
Notary Public
Prince George's County
Maryland
My Commission Expires October 3, 2016

File #: 16-2263B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027