# WARRANTY DEED

P-BR-16-00212-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION ~~OR VALUE~~, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $379,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF JANUARY, 2017.

Notary Public

MY COMMISSION EXPIRES: 8.4.20

(AFFIX SEAL)

**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) |
|---|---|---|
| **Brett Norman** | New Owner | |
| (NAME) | (NAME) | **119-05-0-214.00** |
| **212 Lutie Street** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37210-4945** | | |
| (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 **BRETT NORMAN, A SINGLE 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 Lot No. 28 on the Plan of Re-Subdivision of Lots 4, 5, 6, 7, 8, 9, in Block 27, Lots 2, 3, 5, 6, in Block 26 and Block 23 and 24, Cumberland Nurseries, of record in Plat Book 161, Page 139, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 28 fronts 50 feet on the Northerly margin of Lutie Street and extends back between parallel lines 180 feet to a dead line in the rear whereon it measures 50 feet.

Being the same property conveyed to Infinium Builders LLC by Warranty deed from Estate of Jo Ann Upchurch of record in Instrument No. 20151215-0126069 Register's Office for Davidson County, Tennessee, dated December 11, 2012 and recorded on December 15, 2015.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 161, Page 139, 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: **212 Lutie Street , Nashville, Tennessee 37210-4945**.

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:T20170002771 DEEDWARR
Recvd: 01/11/17 09:58 2 pgs
Fees:13.00 Taxes:1405.63
20170111-0003098

Witness my/our hand(s) this the 6th DAY OF JANUARY, 2017.

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 6th day of January, 2017.

_____
Notary Public

My Commission Expires: 8/20/19

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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