BILL GARRETT, Davidson County
Trans:T20170074695 DEEDWARR
Recvd: 08/28/17 10:47 3 pgs
Fees:18.00 Taxes:740.00
20170828-0087963

Read and approved by Brian Gainous authorized individual for Brian Gainous IRA, Lisa Gainous IRA, Dexter Gainous IRA and Roxanne Gainous IRA
Brian Gainous 8/22/2017

Read and approved by Hillary Gainous authorized individual for Hillary Gainous IRA
Hillary Gainous 8/22/17

WARRANTY DEED

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of August, 2017

Notary Public:

MY COMMISSION EXPIRES: 5/5/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Infinium Builders, LLC	Infinium Builders, LLC	Parcel ID:
109 Spence Lane	109 Spence Lane	SEE BELOW
Nashville, TN 37210	Nashville, TN 37210	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Equity Trust Company, Custodian FBO Brian Gainous IRA.; Equity Trust Company, Custodian FBO Hilary Gainous IRA; Equity Trust Company, Custodian FBO Dexter Gainous IRA; Equity Trust Company, Custodian FBO Roxanne Gainous IRA; Equity Trust Company, Custodian FBO Liza Gainous IRA

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Infinium Builders, LLC
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:

Being property located in Nashville, Davidson County, Tennessee, being originally described as Lot Numbers 9, 10, and 11 of Block "F" on the Map of Realty Savings Bank & Trust Company's Subdivision, of Lot No. 19 of Clifton Plan, called Plan No. 3, West Nashville (not of record) and being more particularly described as follows:

Lot 9 - Parcel # 09108032400
Commencing at an iron pipe (found) in the northerly right of way of Clifton Avenue (50' R.O.W.) located at the southeast corner of the Mark Hughes Property also being Lot 13 of Block "F" on the Map of Realty Savings Bank & Trust Company's Subdivision, of Lot No. 19 of Clifton Plan, called Plan No. 3, West Nashville (not of record), thence North 83 deg. 27 min 27 sec West, 119.61 feet to an iron pin (set) in said Clifton Avenue, this being the true point of beginning;

Thence with Clifton Avenue, North 83 deg 39 min 57 sec West, 29.89 feet to an iron pin (set);

Thence leaving Clifton Avenue, North 01 deg 16 min 00 sec West, 125.56 feet to an iron pin (set) in the southerly right of way of an unimproved alley (#1205);

Thence with alley, North 87 deg. 25 min 31 sec East, 29.64 feet to an iron pin (set);

Thence, leaving said alley, South 01 deg 16 min 00 sec East , 130.18 feet to the point of beginning, containing 3789.01 sq. feet, or 0.087 acres.

Lot 10 - Parcel #09108036700
Commencing at an iron pipe (found) in the northerly right of way of Clifton Avenue (50' R.O.W.) located at the southeast corner of the Mark Hughes Property also being Lot 13 of Block "F" on the Map of Realty Savings Bank & Trust Company's Subdivision of Lot No. 19 of Clifton Plan, called Plan No. 3, West Nashville (not of record), thence North 83 deg. 23 min 18 sec West, 89.72 feet to an iron pin (set) in said Clifton Avenue, this being the true point of beginning;

Thence with Clifton Avenue, North 83 deg. 39 min 57 sec West, 29.89 feet to an iron pin (set);

Thence leaving Clifton Avenue, North 01 deg 16 min 00 sec West, 130.19 feet to an iron pin (set) in the southerly right of way of an unimproved alley (#1205);

Thence with an alley, North 87 deg 25 min 31 sec East, 29.64 feet to an iron pin (set);

Thence leaving said alley, South 01 deg 16 min 00 sec East, 134.82 feet to the point of beginning. Containing 3926.21 sq. feet, or 0.090 acres.

Lot 11 - Parcel #0910830700
Commencing at an iron pipe (found) in the northerly right of way of Clifton Avenue (50' R.O.W.) located at the southeast corner of the Mark Hughes Property also being Lot 13 of Block "F" on the Map of Realty Savings Bank & Trust Company's Subdivision of Lot No. 19 of Clifton Plan, called Plan No. 3, West Nashville (not or

record), thence North 83 deg 14 min 58 sec West, 59.81 feet to an iron pin (set) in said Clifton Avenue, this being the true point of beginning;

Thence with Clifton Avenue, North 83 deg. 39 min 57 sec West, 29.90 feet to an iron pin (set);

Thence leaving Clifton Avenue, North 01 deg 16 min 00 sec West, 134.82 feet to an iron pin (set) in the southerly right of way of an unimproved alley (#1205);

Thence with alley, North 87 deg. 25 min 31 sec East, 29.65 feet to an iron pin (set);

Thence, leaving said alley, South 01 deg. 16 min 00 sec East, 139.46 feet to the point of beginning. Containing 4065.08 feet, or 0.093 acres.

According to Survey by Jeffrey A. Leopard, TN RLS 2415, dated September 7, 2016.

BEING the same property conveyed to Equity Trust Company, Custodian FBO Brian Gainous IRA, a 27.5% undivided interest,; Equity Trust Company, Custodian FBO Hilary Gainous IRA, a 27.5% undivided interest; Equity Trust Company, Custodian FBO Dexter Gainous IRA, a 15% undivided interest; Equity Trust Company, Custodian FBO Roxanne Gainous IRA, a 15% undivided interest; Equity Trust Company, Custodian FBO Liza Gainous IRA, a 15% undivided interest by Quitclaim Deed from Equity Trust Company, Custodian FBO Brian Gainous IRA, a 27.5% undivided interest,; Equity Trust Company, Custodian FBO Hilary Gainous IRA, a 27.5% undivided interest; Equity Trust Company, Custodian FBO Dexter Gainous IRA, a 15% undivided interest; Equity Trust Company, Custodian FBO Roxanne Gainous IRA, a 15% undivided interest; Equity Trust Company, Custodian FBO Liza Gainous IRA, a 15% undivided interest, of record in Instrument 20160922-0099943, dated September 21, 2016, Register's Office for said County.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and assumed by the Grantees.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 4012,4014,4016 Clifton Avenue, Nashville, TN 37209

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 hand this 24th day of August, 2017

Equity Trust Company, Custodian FBO
Brian Gainous IRA 27.5%

Equity Trust Company, Custodian FBO
Roxanne Gainous IRA 15%

EquityTrust Company, Custodian FBO
Hillary Gainous IRA 27.5%

Equity Trust Company, Custodian FBO
Liza Gainous IRA 15%

Equity Trust Company, Custodian FBO
Dexter Gainous IRA 15%

RACHEL CAIN
Corporate Alternate Signer

Read and Approved by Brian Gainous authorized individual for Brian Gainous IRA, Dexter Gainous IRA, Liza Gainous IRA and Roxanne Gainous IRA _____ 8/22/2017

Read and Approved by Hillary Gainous authorized individual for Hillary Gainous IRA _____ 8/22/17

STATE OF Ohio
COUNTY OF Cuyahoga

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared RACHEL CAIN with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the CORP ALT SIGNER respectively of the Equity Trust Company, Custodian FBO Brian Gainous IRA the within named bargainer, and that he/she as such CORP ALT SIGNER being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of August, 2017.

My Commission Expires: 4/21/2018 _____
Notary Public

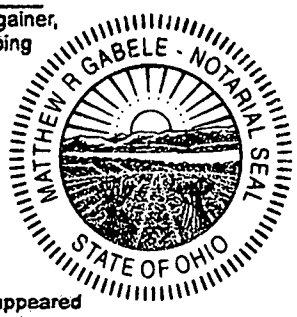


STATE OF Ohio
COUNTY OF Cuyahoga

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared RACHEL CAIN with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the CORP ALT SIGNER respectively of the Equity Trust Company, Custodian FBO Hillary Gainous IRA the within named bargainer, and that he/she as such CORP ALT SIGNER being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of August, 2017.

My Commission Expires: 4/21/2018 _____
Notary Public



STATE OF Ohio
COUNTY OF Cuyahoga

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared RACHEL CAIN with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the CORP ALT SIGNER respectively of the Equity Trust Company, Custodian FBO Dexter Gainous IRA the within named bargainer, and that he/she as such CORP ALT SIGNER being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of August, 2017.

My Commission Expires: 4/21/2018 _____
Notary Public



STATE OF Ohio
COUNTY OF Cuyahoga

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared RACHEL CAIN with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the CORP ALT SIGNER respectively of the Equity Trust Company, Custodian FBO Roxanne Gainous IRA the within named bargainer, and that he/she as such CORP ALT SIGNER being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of August, 2017.

My Commission Expires: 4/21/2018 _____
Notary Public



STATE OF Ohio
COUNTY OF Cuyahoga

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared RACHEL CAIN with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the CORP ALT SIGNER respectively of the Equity Trust Company, Custodian FBO Liza Gainous IRA the within named bargainer, and that he/she as such CORP ALT SIGNER being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of August, 2017.

My Commission Expires: 4/21/2018 _____
Notary Public



Read and Approved by Brian Gainous authorized individual for Brian Gainous IRA, Dexter Gainous IRA, Liza Gainous IRA and Roxanne Gainous IRA _____ 8/22/2017

Read and Approved by Hillary Gainous authorized individual for Hillary Gainous IRA _____ 8/22/17