WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $220,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 13TH DAY OF DECEMBER 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES 10/19/18

Emily Kornbau State of Tennessee Notary Public Sumner County My Commission Expires June 19, 2018

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 17-4001B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank, please use the address of the new owner	MAP-PARCEL
Infill Homes, LLC		082-16-0-391.00
808 Shelby Ave		
Nashville, TN 37206		

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,

NELLIE I. BREWINGTON, UNMARRIED

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

INFILL HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

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, being Lot No. 249 on the Plan of Williams 2nd Addition to Edgefield, now East Nashville of record in Plat Book 21, Page 60, 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. 249 fronts 50 feet on the south side of Shelby Avenue and extends back between parallel lines 175 feet to an alley in the rear, measuring 50 feet thereon.

Being the same property conveyed to James M. Brewington and wife, Nellie I. Brewington by Warranty deed from Carolyn Carter and Linda Pulley, as devisees under the Will of Alma England, deceased of record in Book 6624, page 580, Register's Office for Davidson County, Tennessee, dated August 5, 1985 and recorded on August 7, 1985. The said James M. Brewington aka James Martin Brewington has since died on September 11, 2017, leaving Nellie I. Brewington as tenant by the entirety. Robbie Keeler was appointed Successor Conservator for Nellie I. Brewington by Order of Substitution of Conservator filed of record on August 22, 2017 in Docket Nos. 16P-1940 and 17P-12, in the Probate Division of the Circuit Court for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 808 Shelby Ave, Nashville, TN 37206

Bill Garrett Davidson County
Batch# 38995 DEEDWARR
12/18/2017 03:54:13 PM 2 pgs
Fees: $13.00 Taxes: $814.00

20171218-0128912

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 13th day of December 2017.

Robbie Keeler, as Conservator for
Nellie I. Brewington

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Robbie Keeler, with whom I am personally acquainted (or who proved to me upon the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of Nellie I. Brewington for the purposes therein contained, and who further proved to me to be the Conservator for Nellie I. Brewington and being authorized to execute this instrument on her behalf.

Witness my hand and official seal, this 13th day of December 2017.

Notary Public

My Commission Expires: 10/11/21

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 17-4001B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027