Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-KY-18-4014

This Instrument Prepared By:
Blueprint Title TN
4521 Trousdale Drive
Nashville, TN 37204
615-933-0071
teamtn@blueprinttitle.com

Name and Address of New Owner:
Abigail Oakes
4014 Clifton Avenue
Nashville, TN 37209

Bill Garrett Davidson County
Batch# 104074 DEEDWARR
06/13/2018 10:42:11 AM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20180613-0056701

Send Tax Bills To:
Abigail Oakes
4014 Clifton Avenue
Nashville, TN 37209

Map & Parcel No: 091-08-0-307

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Infinium Builders, L.L.C., a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Abigail Oakes, A Single Woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> Being property located in Nashville, Davidson County, Tennessee, being originally described as Lot number 10 of Block " F" on the Map of Realty Savings Bank & Trust Company' 5 Subdivision, of Lot No 19 of Clifton Plan, called Plan No. 3, West Nashville (not of record), and being more follows, particularly described as Lot 10.
>
> 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' 5 Subdivision, ofLot No. 19 of Clifton Plan, called Plan No. 3, West Nashville (not of record), thence North 83 degrees 23' 18 See 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 degrees 39' 57" West, 2989 feet to an iron pin (set); Thence leaving Clifton Avenue, North 01 degrees 16' 00" West, 130.19

feet to an iron pin (set) in the Southerly right of way of an unimproved alley (#1205);

Thence with alley, North 87 degrees 25' 31" East, 29.64 feet to an iron pin (set);

Thence leaving said alley, South 01 degrees 16' 00" East, 134.82 feet to the Point of Beginning. Containing 3926.21 Sq. Feet, or 0.090 ac.

Being the same property conveyed to Infinium Builders, LLC by Warranty Deed from Equity Trust Company, Custodian FBO Brain 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 dated 08/25/17 and recorded 08/28/17 as Instrument Number 20170828-0087963, Register's Office, Davidson County, Tennessee
THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
Any governmental zoning and subdivision ordinances or regulations in effect thereon.

All applicable conditions, restrictions, reservations, easements, etc. as shown on recorded plat.

The accuracy of the Index Book of the said Register's Office; and any other matters which an accurate survey of the Property might disclose.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 8th day of June, 2018.

Infinium Builders, L.L.C., a Tennessee Limited Liability Company

By:_____
Authorized Signatures

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, A Notary Public of the state and county mentioned, personally appeared Andrew Ross, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Signatures of Infinium Builders, L.L.C., the within named bargainor, a Limited Liability Company, and that such Andrew Ross as such Authorized Signatures, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Signatures.

Witness my hand and seal, this 8th day of June, 2018.

Notary Signature

EDWARD A. COOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2021

Printed Name: Edward A. Cooper My commission expires: 03/08/2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $345,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

EDWARD A. COOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2021

Sworn to and subscribed before me this
8th day of June, 2018.

Notary Public
My commission expires: 03/08/2021
File No. 2018-135