Name and Address of New Owner:
Nashville Rentals, LLC
4012 Clifton Avenue
Nashville, TN 37209

Send Tax Bills To:
NEW OWNER

This Instrument Prepared By:
Blueprint Title TN
4521 Trousdale Drive
Nashville, TN 37204

Bill Garrett Davidson County
Batch# 119347 DEEDWARR
07/23/2018 02:48:30 PM 5 pgs
Fees: $28.00 Taxes: $1,272.80
20180723-0071652

Map & Parcel No: 091-08-0-324

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, LLC, 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 **Nashville Rentals, LLC, a Michigan Limited Liability Company,** "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 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 follows,

Particularly described as Lot 11
Commencing at an iron pipe (found) in the Northerly right of way of Clifion 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 degrees 14' 58" 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 degrees 39' 57" West, 29.90 feet to an iron pin (set);

Thence leaving Clifton Avenue, North 01 degrees 16' 00" 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 degrees 25' 31" East, 29,65 feet to an iron pin (set);

Thence leaving said alley, South 01 degrees 16' 00" East, 139.46 feet to the Point of Beginning. Containing 4065.08 Sq. Feet, or 0.093 ac.

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

Subject to any and all easements in existence either of record or not of record.

Being a part of the property conveyed to Infinium Builders, LLC by Warranty Deed from Equity Trust Company, Custodian FBO Brian Gainous IRA, et al, dated August 24th, 2017 and recorded August 28, 2017 at Instrument No. 20170828-0087963, Register's Office of 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 23rd day of July, 2018.

Infinium Builders, LLC, a Tennessee Limited Liability Company

By: _____
Steve Berreman, Authorized Signor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Rozalind Ruth of the state and county mentioned, personally appeared Steve Berreman, 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 Signor of Infinium Builders, LLC, the within named bargainor, a Limited Liability Company, and that such Steve Berreman as such Authorized Signor, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Signor.

Witness my hand and seal, at office in Nashville, TN, this 23rd day of July, 2018.

_____
Notary Signature

Printed Name: Rozalind Ruth

My commission expires: 3/10/2019

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

201807230071652

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 $344,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
23rd day of July, 2018.

Notary Public
My commission expires: 3/10/2019
File No. 2018-291

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

201807230071652

True Copy Certification

I, STEVE BERNEMAN, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Amy Nichole Bagwell, a notary public for this county and state, Steve Berneman who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amy Nichole Bagwell

Notary's Signature

My Commission Expires: 10/03/18

Notary's Seal (if on paper)

AMY NICHOLE BAGWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM