Name and Address of New Owner:
Amanda Lynn Staggs
4016 Clifton Ave
Nashville, TN 37209

Bill Garrett Davidson County
Batch# 124129 DEEDWARR
08/02/2018 01:56:59 PM 4 pgs
Fees: $23.00 Taxes: $1,294.63
20180802-0075945

Send Tax Bills To:
Amanda Lynn Staggs

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

~~PREPARED BY:~~ RETURN TO
BANKERS TITLE ESCROW CO.

Map & Parcel No: 091 08 0 307.00

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 **Amanda Lynn Staggs, an unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> A certain tract or parcel of land being property located in Davidson County, Tennessee, being originally described as Lot No. 9 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:
>
> 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 degrees 27' 27" 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 degrees 39' 57" West, 29.89 feet to an iron pin (set); thence leaving Clifton Avenue, North 01 degrees 16' 00" 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 degrees 25' 31" East, 29.64 feet to an iron pin (set); thence leaving said alley, South 01 degrees 16' 00" East, 130.19 feet to the Point of Beginning. Containing 3789.01 Sq. Feet, or 0.087 acre, more or less.

Being a portion of the same property conveyed to Infinium Builders, LLC by Warranty Deed from 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 of record in Instrument No. 20170828-0087963, Register's Office for Davidson County, Tennessee, dated August 24, 2017 and recorded on August 28, 2017.

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 27th day of July, 2018.

Infinium Builders, LLC, a Tennessee Limited Liability Company

By: _____
, Authorized Signor, Steve Berneman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Sondra Mounggey of the state and county mentioned, personally appeared Steve Berneman, 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 Berneman 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 Davidson Co., this 27th day of July, 2018.

Notary Signature

Printed Name: Sondra Mounggey

My commission expires: 2/23/21

SONDRA MOUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 23, 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 $349,900.00, 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
27th day of July, 2018.

Notary Public
My commission expires:_____
File No. 2018-144

