Name and Address of New Owner:
David Johnson and Abbie Breaker
3524 B Sanford Avenue Unit C
Nashville, TN 37211

Karen Y Johnson Davidson County
Batch# 138382 DEEDWARR
09/10/2018 01:05:30 PM 4 pgs
Fees: $23.00 Taxes: $1,350.50
20180910-0089516

Send Tax Bills To:
~~David Johnson and Abbie Breaker~~ Mortgage Investors Group
~~3524 B Sanford Avenue Unit C~~ 8320 East Walker Springs Lane #280
~~Nashville, TN 37211~~ Knoxville TN 37923

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

Map & Parcel No: 133-06-0-087

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 Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **David Johnson, a single man, and Abbie Breaker, a single woman as joint tenants with right of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

BEING certain private element unit situated in Davidson County, Tennessee, and further known as Unit C, together with the appurtenant common elements, of Sanford Avenue Residences I, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Sanford Avenue Residences I of record in Instrument No. 20170821-0085415, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Sanford Avenue Residences I, provided in said Declaration, together with the By-Laws appended thereto, the site-plan filed as Exhibit to said Declaration, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being a portion of the property conveyed to Infinium Builders, LLC by Quitclaim Deed from Infinium Builders, LLC, dated August 1, 2017, recorded August 21, 2017, of record in Instrument No. 20170821-0085414, Register's Office for Davidson County, Tennessee; and further, being a portion of the property conveyed to Infinium Builders, LLC by Warranty Deed from John D. Ray and Kaka L. Ray, husband and wife, dated March 17, 2017, recorded March 22, 2017, of record in Instrument No. 20170322-0027762, said Register's Office; and further, being a portion of the property conveyed to John D. Ray and Kaka L. Ray, husband and wife by Warranty Deed from Robert Dodson Eubank, unmarried, dated October 25, 2006, recorded October 27, 2006, of record in Instrument No. 20061027-0133286, said Register's Office.

This is improved property commonly known as: 3524 Sanford Avenue, Nashville, Tennessee 37211.

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.

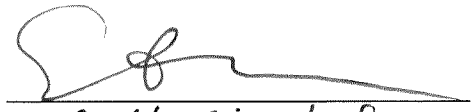
TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 7th day of September, 2018.

Infinium Builders, LLC., a Limited Liability Company

By: 
Steve Berneman, Authorized Signatory

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 Signatory of Infinium Builders, LLC., the within named bargainor, a Limited Liability Company, and that such Steve Berneman as such Authorized Signatory executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Signatory

Witness my hand and seal, at office in TN, this 7th day of September, 2018.

Notary Signature

Printed Name: Sondra Mounggey

My commission expires: 2-23-2021

SONDRA MOUNGGEY
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 $365,000.00, 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
7th day of September, 2018.

Notary Public
My commission expires: 2-23-2021
File No. 2018-413

SONDRA MOUNGGEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 23, 2021

201809100089516

True Copy Certification

I, Christopher M Corriveau, do herby 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 a true and correct copy of the original document executed and authenticated According to law.

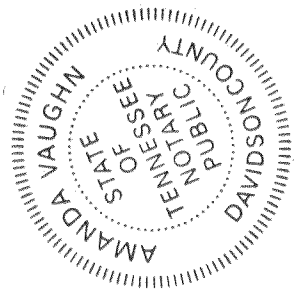
Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature



My Commission Expires: 5/5/2020

Notary's Seal (if on Paper)