SPECIAL WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 139119 **DEEDWARRSP**
09/11/2018 10:09:20 AM 4 pgs
Fees: $23.00 Taxes: $4,340.10

20180911-0089849

File No. LG0003848

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,173,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2018.

Notary Public

MY COMMISSION EXPIRES: 1/20/19

(AFFIX SEAL)

LESLIE WINSIDE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
D.Y.N.A., LLC	Same as New Owner	***
(NAME)	(NAME)	
27 8th Street		
(ADDRESS)	(ADDRESS)	
Monteagle, TN 37356-7425		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Infinity Properties, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **D.Y.N.A., LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, CERTAIN TRACTS OR PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tracts I and II:
227 Macfie Dr., Madison, TN 37115 / Map/Parcel ID: 033 16 0 210.00
225 Macfie Dr., Madison, TN 37115 / Map/Parcel ID: 033 16 0 260.00

Land in Davidson County, Tennessee, being Lots 170-A and 170-B, as shown on the map entitled Zone Lot Division of all Lots of Phase 1, Cedar Bluff Subdivision, of record in Plat Book 6250, Pages 836 and 837, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to Infinity Properties, LLC, a Tennessee limited liability company, by Warranty Deed from Jerry L. McCloud, an unmarried person, dated February 24, 2004, recorded April 15, 2004 in Instrument No. 20040416-0043333, in the Register's Office for Davidson County, Tennessee.

Tract III and IV:
239 Macfie Dr., Madison, TN 37115 / Map/Parcel ID: 033 16 0 207.00
237 Macfie Dr., Madison, TN 37115 / Map/Parcel ID: 033 16 0 257.00

Land in Davidson County, Tennessee, being Lots 173-A and 173-B, as shown on the map entitled Zone Lot Division of all Lots of Phase 1, Cedar Bluff Subdivision, of record in Plat Book 6250, Pages 836 and 837, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to Infinity Properties, LLC, a Tennessee limited liability company, by Warranty Deed from Jerry L. McCloud, an unmarried person, dated February 24, 2004, recorded April 15, 2004 in Instrument No. 20040416-0043333, in the Register's Office for Davidson County, Tennessee.

Tract V:
229 Macfie Dr., Madison, TN 37115 / Map/Parcel ID: 033 16 0 259.00

Land in Davidson County, Tennessee, being Lots 171-B, as shown on the map entitled Zone Lot Division of all Lots of Phase 1, Cedar Bluff Subdivision, of record in Plat Book 6250, Pages 836 and 837, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Infinity Properties, LLC, a Tennessee limited liability company, by Warranty Deed from Robin L. Middleton, unmarried, dated December 7, 2007, recorded December 12, 2007 in Instrument No. 20071212-0143051, in the Register's Office for Davidson County, Tennessee.

Tract VI:
220 Nesbitt Ln., Madison, TN 37115 / Map/Parcel ID: 042 08 0 124.00

Land in Davidson County, Tennessee, being Lot No. 60B on the Plan of the Heritage Place Subdivision, as of record in Plat Book 6250, Page 632, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Infinity Properties LLC, by Special Warranty Deed from Federal Home Loan Mortgage Corporation, dated July 1, 2009, recorded August 6, 2009 in Instrument No. 20090806-0073938.

Tract VII:
813 Heather Ct., Nashville, TN 37211 / Map/Parcel ID: 133 08 0 074.00

Land in Davidson County Tennessee, being Lot No. 69 on the plan of Section Three Addition to Greenwood Hills of record in Plat Book 5200, Page 33, Register's office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Infinity Properties, LLC, a Tennessee limited liability company, by Warranty Deed from Pam, LLC, a Tennessee limited liability company, dated October 9, 2008, recorded October 10, 2008 in Instrument No. 20081010-0102704.

Tract VIII:
3215 Lumberjack Rd., Nashville, TN 37214 / Map/Parcel ID: 108 08 0 062.00

Land in Davidson County, Tennessee, being Lot No. 220A, Zone Lot Division, Lots Nos. 220-222, Section 2, Larchwood of record in Plat Book 5800, Page 278, amending Plat Book 5200, Page 57, 58 and 59 and corrected in Book 8961, Page 433, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Infinity Properties, LLC, a Tennessee limited liability company, by Quitclaim Deed from Curbside Properties, LLC, a Tennessee limited liability company, dated 8/23/2018, recorded 09/11/2018, and appearing of record in Instrument No. 20180911-0089848, Register's Office for Davidson County, Tennessee.

Being the same premises conveyed to Curbside Properties, LLC by Warranty Deed from Wells Fargo Bank Minnesota, National Association f/k/a Norwest Bank Minnesota, National Association, as Trustee recorded June 28, 2004 in Instrument No. 20040628-0076679, in the Register's Office for Davidson County, Tennessee.

Tract IX:
3901 Lunn Dr., Nashville, TN 37218 / Map/Parcel ID: 058 07 0 016.00

Land in Davidson County, Tennessee, being Lot Number 41B, Zone Lot Division, Royal Hills, Section One, as of record in Book 6900, Page 109, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to Infinity Properties, LLC, a Tennessee limited liability company, by Quitclaim Deed from Curbside Properties, LLC, a Tennessee limited liability company, dated 8/23/2018, recorded 09/11/2018, and appearing of record in Instrument No. 20180911-0089848, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Curbside Properties, LLC, by Cash Deed from Alphonso Jackson, Acting Secretary of Housing and Urban Development, of Washington, D.C., dated July 7, 2004, recorded July 20, 2004 in Instrument No. 20040720-0086181.

Tract X:
3252 Priest Woods Dr., Nashville, TN 37214 / Map/Parcel ID: 108 16 0 151.00

Land in Davidson County, Tennessee, being Lot No. 17-B, on the Plan of Percy Priest Woods, Section One, Zone Lot Division of Lots 13, 15, 16, 17, 18, 19 as of record in Plat Book 5200, Page 607, amending Plat Book 5200, Page 472, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Infinity Properties, LLC, a Tennessee limited liability company, by Quitclaim Deed from Curbside Properties, LLC, a Tennessee limited liability company, dated 8/23/2018, recorded 09/11/2018, and appearing of record in Instrument No. 20180911-0089848, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Curbside Properties, by Warranty Deed from Robert D. Russell, dated June 25, 2004, recorded June 28, 2004 in Instrument No. 20040628-0076681, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2018, which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as see addresses in above description

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

GRANTOR hereby covenants with the said Grantee that Grantor is lawfully seized and possessed of said Property; that Grantor has a good right to sell and convey the Property; and that other than those matters set forth above, the Property is free from any lien or encumbrance whatsoever.

GRANTOR hereby further covenants with the said Grantee and binds Grantor and Grantor's heirs and representatives, to warrant and forever defend the title thereto of said Property to said Grantee and Grantee's heirs and representatives , against the lawful claims and demands of all persons claiming by, through or under Grantor, but not further or otherwise. All warranties of Grantor herein are expressly limited to those persons or parties claiming by, through or under Grantor.

*** M/P Numbers
033 16 0 210.00
033 16 0 260.00
033 16 0 207.00
033 16 0 257.00
033 16 0 259.00
042 08 0 124.00
133 08 0 074.00
108 08 0 062.00
058 07 0 016.00
108 16 0 151.00

Witness my hand this 30th day of August, 2018.

Infinity Properties, LLC

By: Joshua L. Hunter, auth. agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Joshua L. Hunter, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be authorized agent of Infinity Properties, LLC, a Tennessee limited liability company, the within named bargainor, and that he/she as such authorized agent, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself/herself as authorized agent.

Witness my hand this 30th day of August, 2018.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Leslie Garside

Notary Public

My commission expires: 1/20/19

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206