SPECIAL WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 139141 **DEEDWARRSP**
09/11/2018 10:28:02 AM 5 pgs
Fees: $28.00 Taxes: $4,169.90

20180911-0089890

File No. LG0003848A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,127,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 1/2019

(AFFIX SEAL)

LESLIE GADSIDE 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		
(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, 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:

Tract I:
221 Manzano Rd., Madison, TN 37115 / Map/Parcel ID: 052 04 0 080.00

Land in Davidson County, Tennessee, being Lot No. 60 on the Plan of Arrowhead Estates, Section 2 of record in Plat Book 5050, Page 83, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same premises conveyed to Infinity Properties, LLC, a Tennessee limited liability company by Warranty Deed from Florretta H. Poinsette, unmarried, recorded January 22, 2009 in Instrument No. 20090122-0005415, in the Register's Office for Davidson County, Tennessee.

Tract II:
813 Fawn Ln., Madison, TN 37115 / Map/Parcel ID: 043 15 0 262.00

Land in Davidson County, Tennessee, being Lot No. 132 on the Plan of Arrowhead Estates, Section 2 of record in Plat Book 5050, Page 83, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same premises conveyed to Infinity Properties, LLC by Warranty Deed from Stephanie E. Runey, recorded July 15, 2009 in Instrument No. 20090715-0066153, in the Register's Office for Davidson County, Tennessee.

Tract III:
228 Warrior Rd., Madison, TN 37115 / Map/Parcel ID: 043 16 0 189.00

Land in Davidson County, Tennessee, being Lot No. 70 on the Plan of Arrowhead Estates, Section II, of record in Book 5050, Page 83, Register's Office for said County.

Said Lot No. 70 fronts 65 feet on the southerly margin of Warrior Road and extends back 125.24 feet on the easterly line and 96.26 feet on the westerly line to a broken line in the rear measuring 91.73 feet thereon.

Being the same property conveyed to Infinity Properties, LLC, by Warranty Deed from John McVoy, single, dated May 1, 2008, recorded May 13, 2008 in Instrument No. 20080513-0049062.

Tract IV:
327 May Dr., Madison, TN 37115 / Map/Parcel ID: 043 06 0 237.00

Land in Davidson County, Tennessee, being Lot No. 124 on the Plan of Madison Park, Section 5 of record in Plat Book 3842, Page 130, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same premises conveyed to Infinity Properties, LLC by Special Warranty Deed from U.S. Bank National Association, as Trustee under the Securitization Servicing Agreement dated as of August 1, 2005 Mortgage Pass Through Certificates, series 2005-HE3, recorded October 12, 2007in Instrument No. 20071012-0121592, in the Register's Office for Davidson County, Tennessee.

Tract V:
904 Hamblen Dr., Madison, TN 37115 / Map/Parcel ID: 033 12 0 006.00

Land in Davidson County, Tennessee, being Lot No. 221 on the Plan of Section Three, Primrose Acres which appears of record in Book 2900, Page 71, Register's Office for said County, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Infinity Properties, LLC, by Special Warranty Deed from Deutsche Bank National Trust Company, as Trustee on behalf of the Certificate Holders of Morgan Stanley ABS Capital I Inc. Morgan Stanley ABS Capital I Inc. Trust 2005, dated October 15, 2007, recorded November 1, 2007 in Instrument No. 20071101-0128899.

Tract VI:
338 Nesbitt Ln., Madison, TN 37115 / Map/Parcel ID: 042 08 0 065.00

Land in Davidson County, Tennessee, being Lot 1A on the Plan of Zone Lot Division of Lots 1-10, 15-24, and 51-60, Heritage Place, of record in Plat Book 5200, Page 628, as amended in Plat Book 6250, Page 632, said Register's Office, 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. 20180911-0098948, Register's Office for Davidson County, Tennessee.

Being the same premises conveyed to Curbside Properties, LLC by Warranty Deed from The African & American Healthcare Foundation, recorded March 28, 2014 in Instrument No. 20140328-0025645, in the Register's Office for Davidson County, Tennessee.

Tract VII:
226 Lanier Dr., Madison, TN 37115 / Map/Parcel ID: 043 14 0 185.00

Land in Davidson County, Tennessee, being Lot No. 1-B on the plan of Revised Plan of Part of the Bernice L. Dickenson's Subdivision, of record in Book 5190, Page 640, as amended in Zone Lot Division of Lot No. 1 on the Revised Plan of Part of the Bernice L. Dickenson's Subdivision of record in Book 6250, Page 859, said Register's Office.

Said Lot No. 1-B fronts 29.46 feet on the Westerly margin of Lanier Drive and extends back 193.02 feet on the northerly line and 192.06 feet on the southerly line to a dead line in the rear, measuring 28.05 feet thereon.

Being a portion of the same property conveyed to Infinity Properties, LLC, a Tennessee limited liability company, by Quitclaim Deed from Prime Properties of Nashville, LLC, a Tennessee limited liability company, dated 8/23/2018, recorded 09/11/2018, and appearing of record in Instrument No. 20180911-0089889, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Prime Properties Of Nashville, LLC, by Special Warranty Deed from Ocwen Federal Bank, FSB, date November 20, 2003, recorded December 8, 2003 in Instrument No. 20031208-0175782, in the Register's Office for Davidson County, Tennessee.

Tract VIII:
5112 Hunters Point Ln., Hermitage, TN 37076 / Map/Parcel ID: 098 05 0 162.00

Land in Davidson County, Tennessee, being Lot Number 4-B on the Zone Lot Division of Lots 4, 5, 6 & 53 of Hunter's Point Subdivision, as of record in Book 6200, page 173, Register's Office for Davidson County, Tennessee to which plan reference is made.

Being a portion of the same property conveyed to Infinity Properties, LLC, a Tennessee limited liability company, by Quitclaim Deed from Prime Properties of Nashville, LLC, a Tennessee limited liability company, dated 8/23/2018, recorded 09/11/2018, and appearing of record in Instrument No. 20180911-0089889, Register's Office for Davidson County, Tennessee.

Being the same premises conveyed to Prime Properties of Nashville, LLC by Special Warranty Deed from Countrywide Home Loans, Inc. recorded December 3, 2003 in Instrument No. 20031203-0173884, in the Register's Office for Davidson County, Tennessee.

Tract IX:
222 Nesbitt Ln., Madison, TN 37115 / Map/Parcel ID: 042 08 0 084.00

Land in Davidson County, Tennessee, being Lot No. 60-A on the Plan of Zone Lot Division of Lot Nos. 1 through 10, 15 through 24 and 51 through 60, Heritage Place, of record in Book 5200, Page 628, amended in Book 6250, Page 632, Register's Office for said County, to which plan 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 King Properties & Investments, LLC, a Tennessee limited liability company, dated 8/23/2018, recorded 09/11/2018, and appearing of record in Instrument No. 20180911-0089888, Register's Office for Davidson County, Tennessee.

Being the same premises conveyed to King Properties and Investments, LLC, a Tennessee limited liability company by Warranty Deed from Leonard Custom Homes, Inc., recorded June 11, 2010 in Instrument No. 20100611-0045366, in the Register's Office for Davidson County, Tennessee.

Tract X:
256 Nesbitt Ln., Madison, TN 37115 / Map/Parcel ID: 042 08 0 115.00

Land in Davidson County, Tennessee, being Lot No. 51-B, Zone Lot Division of Lots 1-10, 15-24, and 51-60, Heritage Place recorded n Plat Book 6250, Page 632, Register's Office of said County, to which reference is 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 King Properties & Investments, LLC, a Tennessee limited liability company, dated 8/23/2018, recorded 09/11/2018, and appearing of record in Instrument No. 20180911-0089888, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to King Properties & Investment, LLC, a Tennessee limited liability company, by Warranty Deed from Cornerstone Home Properties, LLC, a Tennessee Limited Company, dated May 22, 2003, recorded May 23, 2003 in Instrument No. 20030523-0070903, 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) taxes for 2018 which have been pro-rated between the parties and assumed by the Grantee herein; (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee; and (4) All restrictions, easements and planning documents of record which affect the subject Property.

This is improved ☒ unimproved ☐ 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.

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

*** MAP AND PARCEL NUMBERS
052 04 0 080.00
043 15 0 262.00
043 16 0 189.00
043 06 0 237.00
033 12 0 006.00
042 08 0 065.00
043 14 0 185.00
098 05 0 162.00
042 08 0 084.00
042 08 0 115.00

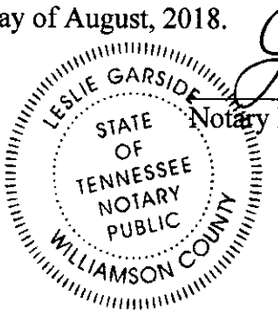
Infinity Properties, LLC

By: Joshua L. Hunter, authorized 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.



Notary Public

My commission expires:
1/20/19

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206