WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 156850 DEEDWARR
11/05/2018 02:32:08 PM 2 pgs
Fees: $13.00 Taxes: $1,350.50

20181105-0109627

Y-VRES-18-3524A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00.

Tara Morgan Sasser
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Tara Morgan Sasser	**New Owner**	
(NAME)	(NAME)	
3524 A Sanford Avenue		**133-6-A-1.00CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **INFINIUM BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TARA MORGAN SASSER, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. A of Sanford Avenue Residences I, and described in a Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20170821-0085415, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said Unit.

Being part of the same property conveyed to Infinium Builders, LLC, by Warranty Deed from John D. Ray and Kaka L. Ray, husband and wife, recorded March 22, 2017 in Instrument No. 20170322-0027762, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Infinium Builders, LLC, by Quitclaim Deed to Obtain Separate Map and Parcel Numbers, from Infinium Builders, LLC, recorded August 21, 2017 in Instrument No. 20170821-0085414, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 24, Register's Office for Davidson County, Tennessee.
- Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Book 731, Page 745 and Instrument No. 20170821-0085415.
- Charter of Homeowner's Association of record in Instrument No. 20070906-0091522, Register's Office for Davidson County, Tennessee.
- Easement Agreement for Shared Driveway of record in Instrument No. 20170829-0088448, Register's Office for Davidson County, Tennessee.
- Alley closing in Metro Ordinance No. 080-202, Metropolitan Court Clerk's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

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

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 31st DAY OF OCTOBER, 2018.

Infinium Builders, LLC

BY: _____
Jeremy E. Seaton
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEREMY E. SEATON, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of INFINIUM BUILDERS, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31st of October, 2018.

_____
Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212