WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 176139 **DEEDWARR**
12/19/2018 03:27:49 PM 2 pgs
Fees: $13.00 Taxes: $1,418.95

20181219-0123511

Y-KW-18-310

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $383,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF DECEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STEPHANIE DOME NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-05-2021

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)
Josh Ray Hawk and Ashley Diane Hawk	**Studio Bank**	
(NAME)	(NAME)	
310 Antioch Pike	**124 12th Ave S. Ste. 400**	**133-02-0-400.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Nashville, TN 37203**	
(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,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSH RAY HAWK AND ASHLEY DIANE HAWK, HUSBAND AND WIFE,** 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 Lot No. 16 on the Plan of W.G. Thuss' Subdivision of record in Plat Book 547, Page 7, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Included but excluded from the above described property is the conveyance of record in Book 4425, page 53, Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to Infinium Builders, LLC by Warranty deed from Ceele Dennis, unmarried of record in Instrument No. 20170209-0013608 Register's Office for Davidson County, Tennessee, dated February 1, 2017 and recorded on February 9, 2017.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 7, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 16, Page 311, as amended in Book 846, page 518, Register's Office for Davidson County, Tennessee.
- Consent Judgment of record in Book 4425, Page 53, in the Register's Office for Davidson County, Tennessee.
- Public Right of Way of record in Instrument Number 20170815-0083663, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **310 Antioch Pike, 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 14th DAY OF DECEMBER, 2018.

Infinium Builders, LLC

BY: _____
Jeremy E. Seaton
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared JEREMY E. SEATON, 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 the MEMBER of INFINIUM BUILDERS, LLC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as MEMBER.

Witness my hand and official seal, this the 14th of December, 2018.

_____
Notary Public
My Commission Expires: 8/20/2019
(SEAL)



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