# WARRANTY DEED

LAURA JANE SHOUN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 233439 DEEDWARR
05/23/2019 09:12:30 AM 2 pgs
Fees: $13.00 Taxes: $950.53
20190523-0048791

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS,
**$256,900.00.**

Emmanuel Cormier, member
Affiant

Subscribed and sworn to before me this 20 day of May, 2019

Notary Public
My Commission expires: 6/14/2020
(Affix Seal)

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| Syeda Hafsah Khusro | Freedom Mortgage Corporation | 060-12-OA-002.00-CO |
| 107 Unit B Hart Lane | P.O. Box 8001 | |
| Nashville, TN 37207 | Fishers, IN 46038-8001 | |

**WITNESSETH**: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Infusion Properties, LLC**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Syeda Hafsah Khusro and Hassaan Syed Hyder, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Land in Davidson County, Tennessee, being Unit No. B together with appurtenant interest in the common elements of Bomar Subdivision Condominium, a horizontal property regime established by Master Deed, of record in Book 6629, Page 939, Register's Office for said County, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the aforementioned Master Deed and being located upon Lot No. 2 on the Plan of Bomar Subdivision of record in Book 6200, Page 687, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.**

**Being the same property conveyed to Infusion Properties, LLC, by Special Warranty Deed, dated July 21, 2016, from Federal Home Loan Mortgage Corporation, of record in Instrument No. 20161031-0114944, Register's Office for Davidson County, Tennessee.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2019 in the estimated amount of $1,957.68 for county and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 060-12-0A-002.00CO.
- Subject to all matters as shown on the Plan of record in Plat Book 6200, page 687, Register's Office Davidson County, Tennessee.
- Master Deed of record in Book 6629, page 939, Register's Office for Davidson County, Tennessee.
- Easement to the Metropolitan Government of Nashville and Davidson County of record in Book 5579, page 747, Register's Office for said County.
- Subject to lien for special assessments as contained in the restrictions.
- Subject to rights of others in and to the common areas and elements.

This is improved property known as: **107 Unit B Hart Lane, Nashville, TN 37207**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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** our hands this May 20, 2019.

**Infusion Properties, LLC**

Emmanuel Lozanov, member

**By Emmanuel Lozanov, Member**

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Emmanuel Lozanov**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be president (or other officer authorized to execute the instrument) of **Infusion Properties, LLC**, the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as president (or other authorized officer).

WITNESS my hand and Official Seal at office this May 20, 2019

My commission expires 12/14/2020

Notary Public

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**I, Andy Maloney, do hereby 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 is a true and correct copy** of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal E. Wilson, III, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/8/19

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY