THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 190520848

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $237,400.00.

Affiant

Subscribed and sworn to before me, this 21st day of June, 2019.

Notary Public
My Commission Expires: _____

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Karen Johnson Davidson County
Batch# 247625 DEEDWARR
06/24/2019 11:25:16 AM 2 pgs
Fees: $13.00 Taxes: $878.38

20190624-0060773

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Carolyn M. Bush 1501 Woodland St. Nashville TN 37206	New Owner	Tax Parcel ID No. 060-08-0-095.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Infusion Properties, LLC** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Carolyn M. Bush, a married woman** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Final Plat of Bakerwoods - Section One of record in Plat Book 7900, Page 694, 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 property conveyed to Infusion Properties, LLC by Warranty deed from Leland D. Watts and wife, Winifred A. Watts, a/k/a Winnifred A. Watts of record in Instrument No. 20170419-0038327 Register's Office for Davidson County, Tennessee, dated April 07, 2017 and recorded on April 19, 2017.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2019, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 7900, Page 694, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 9917, Page 502 and Book 10922, Page 271, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Easement to Metro Government for water mains and appurtenances of record in Book 6229, Page 684, in the Register's Office for Davidson County, Tennessee.

Easement to Metro Government for sanitary sewers of record in Book 9531, Page 60, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 212 Broadmoor Drive Nashville TN 37207

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of June, 2019.

Infusion Properties, LLC

BY: _____
Chad A. Lautt, Authorized Member

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Chad A. Lautt, with whom I am personally acquainted, and who upon oath acknowledged himself to be the Authorized Member of Infusion Properties, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Authorized Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Authorized Member.

Witness my hand, at office, this 21st day of June, 2019.

_____
Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
DECEMBER 15, 2021