WARRANTY DEED

JENNIFER K. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Y-BR-19-3526A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $409,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 11-8-21

(AFFIX SEAL)

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)
Yasar Chaudhary	Paramount Residential	
(NAME)	(NAME)	
3526 A Sanford Avenue	1265 Corona Pointe Ct	**133-06-0B-001.00CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Corona, CA 92879	
(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 **YASAR CHAUDHARY,** 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 A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Sanford Avenue Residences II, a Horizontal Property Regime with Private Elements of record as Instrument No. 20170821-0085416 and being shown on Plat attached thereto as Exhibit "C", 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 a portion of the same property conveyed to Infinium Builders, LLC by Warranty deed from John D. Ray and Kaka L. Ray, husband and wife of record in Instrument No. 20170322-0027762 Register's Office for Davidson County, Tennessee, dated March 17, 2017 and recorded on March 22, 2017.

Being a portion of the same property conveyed to Infinium Builders, LLC by Quitclaim deed from Infinium Builders, LLC of record in Instrument No. 20170821-0085414 Register's Office for Davidson County, Tennessee, dated August 01, 2017 and recorded on August 21, 2017.

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.
- Covenants, Conditions and Restrictions of record in Instrument Number 20170821-0085416 and amended in Instrument No. 20180921-0093848, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20170906-0091484, in the Register's Office for Davidson County, Tennessee.
- Easement Agreement for Shared Driveway of record in Instrument Number 20170829-0088448, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 731, Page 745, 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: **3526 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.

Karen Johnson Davidson County
Batch# 358983 **DEEDWARR**
02/18/2020 08:48:04 AM 2 pgs
Fees: $13.00 Taxes: $1,513.30

20200218-0017536

Witness my/our hand(s) this the 5th DAY OF FEBRUARY, 2020.

Infinium Builders, LLC

BY: _____
Jeremy Seaton
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEREMY 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 MEMBER of INFINIUM BUILDERS, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 5th of February, 2020.

_____
Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022