File No. 20070240

WARRANTY DEED

RACHEL ATKINSON ★ STATE OF TENNESSEE NOTARY PUBLIC ★ COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $36,000.00

Debbie Broadway
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF ~~July~~ June, 2007.

Notary Public

MY COMMISSION EXPIRES: 10/07/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kudzu Real Estate, Inc. (NAME)	New Owner (NAME)	71-8-302.00
2020 Fieldstone Pkwy #900-203 (ADDRESS)	(ADDRESS)	
Franklin, TN 37069 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, The 417 Edwin Street Trust, First Jordan, LLC, Trustee, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kudzu Real Estate, Inc., a Tennessee corporation, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 76 on the Plan of Joywood Subdivision, of record in Plan Book 974, page 45, Register's Office for said County.

Said Lot No. 76 fronts 50 feet on the northerly margin of Edwin Avenue, formerly Edwards Avenue, between parallel lines 175 feet to a dead line.

Being the same property conveyed to The 417 Edwin Street Trust, First Jordan, LLC, Trustee by Warranty Deed from Sandra Hensley, formerly Sandra Creel, of record in Instrument No. 20070622-0074707, Register's Office for Davidson County, Tennessee.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.

unimproved ☒

This is improved ☐ property, known as 417 Edwin Street, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 28th day of ~~July~~ June, 2007.

The 417 Edwin Street Trust, First Jordan, LLC, Trustee

By:
Dan Lain, Managing Member

Davidson County DEEDWARR
Recvd: 07/10/07 08:14 2 pgs
Fees:13.00 Taxes:133.20

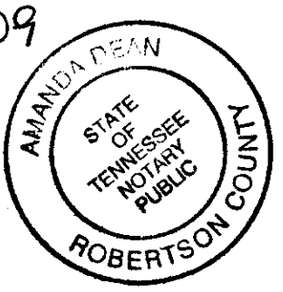
20070710-0081888

File No. 20070240
STATE OF TENNESSEE
COUNTY OF Robertson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Dan Lain with whom I am personally acquainted and who upon his/her oath acknowledged himself/herself to be the Managing Member of The 417 Edwin Street Trust, First Jordan, LLC, Trustee, the within named bargainor, and limited liability company, and that he/she as such Managing Member being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Dan Lain as such Managing Member.

Witness my hand and official seal this 28th day of June, 2007.

Commission expires: 10/28/09



Notary Public