# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/24/08 11:21 2 pgs
Fees:13.00 Taxes:166.50
20080624-0064953

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of June, 2008

Notary Public:

MY COMMISSION EXPIRES: 3/7/11
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| Kudzu Real Estate, Inc. | NEW OWNER | Parcel ID: |
| 2020 Fieldstone Pkwy., Ste. 900 | | 08107038700 |
| Franklin, TN 37069 | | |

FOR AND IN 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

**Yaniz Enterprises, LLC**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

**Kudzu Real Estate, Inc.**

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:

BEING Lot No. 37, on the Plan of Cephas Woodard Subdivision of Lots 5 and 6, Woodard Property, of record in Plat Book 161, Page 174, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Yaniz Enterprises, LLC by Internal Revenue Service Deed from Internal Revenue Service, of record in Instrument 20061011-0126587, dated September 14, 2006, Register's Office for said County.

This conveyance is made subject to: (1) 2008 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 161, Page 174, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved ( X ) property, known as 1905 Cephas Street, Nashville, TN 37208

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 23rd day of June, 2008.

Yaniz Enterprises, LLC

BY: _____
Miguel A. Yaniz
Managing Member

STATE OF FLORIDA
COUNTY OF Miami-Dade.

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Miguel A. Yaniz with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Managing Member respectively of the Yaniz Enterprises, LLC the within named bargainer, and that he/she as such Managing Member being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing Miguel A. Yaniz as such Managing Member.

Witness my hand and official seal at June Florida, this 20 day of June, 2008.

My Commission Expires: May 6, 2011

Notary Public

EILEEN VALDES-JIMENEZ
MY COMMISSION # DD 667894
EXPIRES: May 6, 2011
Bonded Thru Notary Public Underwriters