WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100011762 DEEDWARR
Recvd: 03/01/10 10:06 2 pgs
Fees:13.00 Taxes:133.20
20100301-0015207

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$36,000.00.**

Affiant

Subscribed and sworn to before me this 26th day of February, 20 10

Notary Public
My Commission expires
(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:
Kudzu Real Estate, Inc.	SAME	072-14-0-079.00
2020 Fieldstone Pkwy, Ste 900-203		
Franklin, TN 37069	,	

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, **The 1112 Chester Avenue Trust, First Jordan, LLC, as Trustee,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Kudzu Real Estate, Inc**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 8 on the plan of Chesterfield Place, of record in Book 332, page 147, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 8 fronts 50.3 feet on the southerly margin of Chester Avenue and extends back 218.5 feet on the easterly line and 211.0 feet on the westerly line to a dead line in the rear, measuring 50.2 feet thereon

Being the same property conveyed to The 1112 Chester Avenue Trust, First Jordan, LLC, as Trustee by Deed from Judith Ann Ayers, unmarried, of record in Instrument Number 20100223-0013789, 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:

- Subject to all matters as shown on the Plan of record in Book 332, page 147, Register's Office Davidson County, Tennessee.

This is improved property known as: **1112 Chester Avenue, Nashville, TN 37206**

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 February 19, 2010.

First Jordan, LLC, as Trustee of
The 1112 Chester Avenue Trust

By William D. Lain, Managing Member

STATE OF TENNESSEE

COUNTY OF Robertson

On this 25th day of February, 2010, before me, appeared William D. Lain to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Managing Member of First Jordan, LLC and that the seal affixed to said instrument is the limited liability company seal of said company (or association), and that said instrument was signed and sealed in behalf of said limited liability company (or association) by authority of its Members (or Trustees) and said Dan Lain acknowledged said instrument to be the free act and deed of said company (or association).

WITNESS my hand and seal at office the day and year above written.

Amanda Dean

NOTARY PUBLIC

My Commission Expires:

10/26/2013

AMANDA DEAN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY