Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
KUDZU Real Estate, Inc. 2020 Fieldstone Pkwy #900-203 Franklin, TN 37069	New Owner	061-16-0-190.00

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$30,000.00**

Affiant

Subscribed and sworn to before me, this the 28th day of September, 2010.

Notary Public

My Commission Expires: _____
(Affix Seal)

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

BILL GARRETT, Davidson County
Trans:T20100062239 DEEDWARRSP
Recvd: 10/01/10 15:39 4 pgs
Fees:23.00 Taxes:111.00
20101001-0078715

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **James A. Smith and Paul F. Smith, as Co-Executors of the Estate of Alfred J. Smith, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **KUDZU Real Estate, Inc, a Tennessee corporation, ("Grantee")**, it successors and assigns, certain tracts or parcels of land in **Davidson** County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot No. 46 of Block" C" on the map of the re-subdivision of Sunnymeade, as of record in Book 974, pages 56 and 57, Register's Office for Davidson County, Tennessee.

Said Lot No. 46 fronts 50 feet on the northerly side of Ardee Avenue and runs back 299.7 feet on the westerly line and 302.2 on the easterly line to a dead line, measuring 50 feet thereon, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Alfred J. Smith and wife, Mary Louise Smith, by Warranty Deed from Walter B. Williams and wife, Margie L. Williams, dated October 13, 1948, of record in Book 1642, page 355, Register's Office for Davidson County, Tennessee. The said Mary Louise Smith having since died on July 15, 1999 leaving Alfred J. Smith as surviving tenant by the entirety. The said Alfred J. Smith having since died on July 20, 2010, and pursuant to the Last Will and Testament of Alfred J. Smith, entered in Probate Court for Davidson County, Tennessee, on August 4, 2010 under Dockett No. 10P1205, James A. Smith and Paul F. Smith, are authorized to execute this deed in their capacity as Co-Executors of the Estate.

This is improved property located at: **1241 Ardee Avenue, Nashville, TN 37216**

Said property is conveyed subject to the matters described on Exhibit B attached hereto.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, its successors and assigns, forever.

Grantor covenants and binds itself and its representatives to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through and under Grantor (other than claims arising out of matter set for on Exhibit B), but not further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **28th** day of **September, 2010.**

By: James A. Smith, Co-Executor of the Estate of Alfred J. Smith

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned of the State and County mentioned, personally appeared **James A. Smith** with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the **Co-Executor** of **The Estate of Alfred J. Smith,** the within named bargainor, and that such **James A. Smith**, executed the foregoing instrument for the purposed therein contained.

Witness my hand and Seal at office on the **28th** day of **September, 2010.**

Notary Public

My Commission Expires: 

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of **September, 2010.**

By: Paul F. Smith, Co-Executor of the Estate of Alfred J. Smith

STATE OF VIRGINIA)

COUNTY OF Chesterfield)

Before me, the undersigned of the State and County mentioned, personally appeared **Paul F. Smith** with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the **Co-Executor** of **The Estate of Alfred J. Smith,** the within named bargainor, and that such **Paul F. Smith,** executed the foregoing instrument for the purposed therein contained.

Witness my hand and Seal at office on the 27th day of **September, 2010.**

Notary Public

My Commission Expires: May 31, 2012

CARINNE ELISABETH TAYLOR NOTARY PUBLIC COMMONWEALTH OF VIRGINIA My Comm. Expires May 31, 2012 No. 7218370

County/City of Chesterfield
Commonwealth/State of Virginia
The foregoing instrument was acknowledged before me this 27th day of September 2010, by Paul F. Smith
(name of person seeking acknowledgment)
Notary Public
My commission expires: May 31, 2012

EXHIBIT B

Permitted Exceptions

1. Property taxes for the year 2011, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes.

2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

3. All matters shown on the plat of Sunnymeade, as recorded in Book 974, pages 56 and 57, Register's Office for Davidson County, Tennessee.

4. Declaration of Covenants, Conditions and Restrictions recorded in Book 1108, page 689 and Book 1217, page 383, Register's Office for Davidson County, Tennessee.

5. Storm Water Detention Agreement of record in Book 4281, page 191 and Book 974, page 56, Register's Office for Davidson County, Tennessee.