WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/12/10 11:51 2 pgs
Fees:13.00 Taxes:171.68
20101012-0081662

REAGAN E. DUNPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$46,400.00.**

Affiant

Subscribed and sworn to before me this 7 day of Oct, 2010

Notary Public
My Commission expires: Jan 6 2014
(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:
Dale I. Bales	SAME	061-16-0-190.00
2768 N. 400 W.		
Anderson, IN 46011		

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, **Kudzu Real Estate, Inc.**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Dale I. Bales**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 46 of Block "C" on the map of the re-subdivision of Sunnymeade, of record in Book 974, pages 56 and 57, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

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 Kudzu Real Estate, Inc., a Tennessee corporation, by deed from James A. Smith and Paul F. Smith, Co-Executors of the Estate of Alfred J. Smith, on September 28, 2010, of record in Instrument Number 20101001-0078715, 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 974, pages 56 and 57, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 1108, page 689; and Book 1217, page 383, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1241 Ardee Avenue, Nashville, TN 37216**

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 October 7, 2010.

Kudzu Real Estate, Inc

By Robert Potter

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 7th day of October, 2010, before me, appeared Robert Potter 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 President of Kudzu Real Estate, Inc., a Tennessee corporation and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Robert Potter acknowledged said instrument to be the free act and deed of said corporation (or association).

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

NOTARY PUBLIC

My Commission Expires:

8/23/11

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 8/23/11

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY