WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/11/11 10:57 2 pgs
Fees:13.00 Taxes:70.30
20110311-0019457

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$19,000.00.**

Affiant

Subscribed and sworn to before me this 2nd day of March, 2011.

Notary Public
My Commission expires: 8/13/11
(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	071-04-0-029.00
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, **Roy Matlock, Sr. and Martha Matlock, as Trustees of the Roy Matlock, Sr. and Martha Matlock Joint Revocable Trust dated 12/28/1993**, 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. 230 on the plan of Joywood Heights, Section II, of record in Book 1130, pages 92 and 93, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point in the west margin of Woodyhill Drive at the corner of Lots Nos. 229 and 230; thence with the line between said lots 200.1 feet to a point; thence northerly 35 feet to a point; thence westerly 30.3 feet to a point; thence northerly 30.3 feet to a point; thence with the line between Lots Nos. 230 and 231 easterly 226.7 feet to the westerly margin of Woodyhill Drive; thence southerly with the margin of said Woodyhill Drive 60 feet to the point of beginning.

Being the same property conveyed to Roy Matlock, Sr. and Martha Matlock, as Trustees of the Roy Matlock, Sr. and Martha Matlock Joint Revocable Trust dated 12/28/1993, by Trustee's Deed from Steven G. Waters, as Trustee, on January 27, 2010, of record in Instrument Number 20110127-0007425, 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 1130, page 92 and 93, Register's Office Davidson County, Tennessee.
- Dedication for Easement of record in Book 4155, page 448, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2626 Woodyhill Drive, Nashville, TN 37207**

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 March 2, 2011.

Roy Matlock, Sr. and Martha Matlock Revocable Living Trust dated 12/28/1993

Roy Matlock Sr.
By Roy Matlock Sr.

Martha Matlock
By Martha Matlock

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Roy Matlock Sr. and Martha Matlock,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 2, 2011

My commission expires 8/23/11

Notary Public

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