WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110047832 DEEDWARR
Recvd: 08/05/11 08:28 2 pgs
Fees:13.00 Taxes:880.23
20110805-0060245

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 237,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of July, 2011

Notary Public:

MY COMMISSION EXPIRES: 4/23/2013
(AFFIX SEAL)

DEBRIE TREADWAY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY, TN My Commission Expires

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:
Francis G. Kovac	Pinnacle National Bank	Parcel ID:
1008 Curdwood Ave.	211 Commerce St., Ste. 300	06111017400
Nashville, TN 37216	Nashville, TN 37201	

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

Kudzu Real Estate, Inc., a Tennessee Corporation

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

Francis G. Kovac, an unmarried man

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:

Land in Davidson County, Tennessee, being the West 1/2 of Lot No. 9 on the Map of George Burrus Subdivision of Lot No. 81, Maplewood Home Tract, of record in Book 421, Page 178, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Said part of said Lot fronts 50 feet 1 inch on the Southerly side of Maplewood Boulevard, now called Curdwood Boulevard and runs back between lines 231 feet on the westerly line and 233.35 feet on the easterly line to the northerly margin of McIver Street and shows 50 feet thereon.

BEING the same property conveyed to Kudzu Real Estate, Inc. by deed from Reliant Bank, of record in Instrument 20101001-0078621, dated September 29, 2010, Register's Office for said County.

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 1008 Curdwood Ave., Nashville, TN 37216

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 22nd day of July, 2011.

Kudzu Real Estate, Inc.

BY: _____
Robert B. Potter
President

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Robert B. Potter 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 President respectively of the Kudzu Real Estate, Inc. the within named bargainer, and corporation, and that he/she as such President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Robert B. Potter as such President.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of July, 2011.

My Commission Expires: 11/7/12

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.