03

Realty Title

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $6,500.00

Affiant

Subscribed and sworn to before me, this 20th day of October, 2011.

Notary Public
My commission expires: 02/11/13

DIANE K. MANN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 02-11-2013

BILL GARRETT, Davidson County
Trans:T20110066447 DEEDWARR
Recvd: 10/24/11 14:51 2 pgs
Fees:13.00 Taxes:24.05
20111024-0082651

03-1109-37325

Address of New Owner:	Send Tax Bills to:	Tax Information
Kudzu Real Estate, Inc. 2020 Fieldstone Parkway Suite 900-203 Franklin, TN 37069	New Owner	133-01-0-025

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, James R. Fields, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Kudzu Real Estate, Inc., hereinafter called the Grantees, their successors 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 Lot No. 11 on the Plan of William Coleman's Subdivision of a 7.08 acre tract of part of Radnor College Land, of record in Book 547, Page 181, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Margaret Louise Fields by Quitclaim Deed from Charlotte Springfield dated September 8, 1989, recorded September 11, 1989 in Book 7934, Page 987, Register's Office for Davidson County, Tennessee. Margaret Louise Fields died intestate on November 5, 2010 leaving James R. Fields, Jerry W. Fields, Charlotte Annette Bone, Nancy L. Valentine, and Mary L. Cunningham as her heirs at law.

Further, being the same property conveyed to James R. Fields by Quitclaim Deed from Jerry W. Fields, Charlotte Annette Bone, Nancy L. Valentine, and Mary L. Cunningham, dated May 4, 2011, recorded May 6, 2011 in Instrument No. 20110506-0035166, Register's Office for Davidson County, Tennessee.

Subject property is not the residence of the grantor herein, nor any spouse or assigns.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is unimproved property known as 3217 Meade Avenue, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 20th day of October, 2011.

James R. Fields

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James R. Fields, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 20th day of October, 2011.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013

My Commission expires 02/11/13