WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 34,500.00

Agent

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of October, 2011

Notary Public:

MY COMMISSION EXPIRES: 11/7/12
(AFFIX SEAL)

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

BILL GARRETT, Davidson County
Trans:T20110067707 DEEDWARR
Recvd: 10/28/11 12:54 2 pgs
Fees:13.00 Taxes:127.65
20111028-0084034

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:
Kudzu Real Estate, Inc.	NEW OWNER	Parcel ID:
2020 Fieldstone Pkwy, Ste 900-203		133160A16800 /
Franklin, TN 37069		133160A17200 / 133160A17000

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

W.L. Ellisor, unmarried

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

Kudzu Real Estate, Inc.

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:

BEING Unit Nos. M-3, M-9, and M-10, on the Plan of Harding Glen Condominiums (formerly known as Barcelona Condominiums), created under Title 66, Chapter 27, Sections 101, et.seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6400, Page 801; as amended in Book 9397, Page 814; Book 11509, Page 965; and Instrument 20070926-0114999, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Barcelona Condominium as set forth in Exhibit A-2 of this Master Deed for a more complete identification and description of such unit.

Being the same property conveyed to W. L. Ellisor by Quitclaim Deed from Conni L. Ellisor of record in Instrument 20060508-0053487, said Register's Office (Unit M-3); and being the same property conveyed to W. L. Ellisor by Quitclaim Deed from Kristen A. Ellisor of record in Book 11540, Page 92, said Register's Office (Unit M-9); and being the same property conveyed to W. L. Ellisor and Ann C. Ellisor by Quitclaim Deed from Kristen A. Ellisor of record in Book 7317, Page 326, said Register's Office (Unit M-10).

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Instrument 200103290030288; Book 6400, Page 801; Book 9397, Page 814; Book 11509, Page 965; Book 11509, Page 966; and Instrument 200709260114999, said Register's Office.

This conveyance is made subject to: (1) 2011 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Book 6400, Page 801; as amended in Book 9397, Page 814; Book 11509, Page 965; and Instrument 20070926-0114999, said Register's Office.

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 270 Tampa Dr., M-3, M-9, M-10, 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 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 24 day of October, 2011.

W.L. Ellisor

STATE OF TEXAS
COUNTY OF Hidalgo

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named W.L. Ellisor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mission, Texas, this 24th day of October, 2011.

My Commission Expires: 3-21-2015

Notary Public

JUAN C. MARTINEZ
Notary Public
STATE OF TEXAS
My Comm. Exp. 03-21-2015