ADDRESS NEW OWNER:
Kudzu Real Estate, Inc.

2020 Fieldstone Pkwy Ste 900-203

Franklin TN 37069

SEND TAX BILL TO:
New Owner

MAP & PARCEL NOS.:
92-05-0 324

BILL GARRETT, Davidson County
Trans:T20120006711 DEEDWARR
Recvd: 01/27/12 15:20 2 pgs
Fees:13.00 Taxes:83.25
20120127-0007963

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **HomeTrust Partners, a Tennessee general partnership** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Kudzu Real Estate, Inc., a Tennessee corporation** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, described as the westerly half of Lot No. 3 on the plat of Map of A.W. Wills Subdivision of Part of The Barrow Lands of record in Book 161, Page 107, Register's Office for Davidson County, Tennessee, to which said plat reference is hereby made for a more detailed and complete description.

Said part of Lot No. 3 fronts 50 feet on Clifton Pike and runs back 125 feet between parallel lines to an alley.

Being the same property conveyed to HomeTrust Partners from Chan McCullough, Trustee, by Trustee's Deed recorded on December 22, 2011, in Instrument No. 20111222-0100155, Register's Office for Davidson County, Tennessee.

This is property with a common address of **2907 Clifton Avenue, Nashville, TN 37218**.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
1) Property taxes for the current year and all subsequent years, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 161, Page 107, said Register's office and all matters therein.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 27th day of January, 2012.

HomeTrust Partners, a Tennessee general partnership

By: _____, Managing Partner
William Chandler McCullough, Managing Partner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, William Chandler McCullough, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is a Managing Partner of HomeTrust Partners, a Tennessee general partnership, the within named bargainor, and as such authorized Managing Partner, being given the authority to so do, executed the within instrument on behalf of the general partnership by signing its name as such authorized Managing Partner.

Witness my hand and official seal at office this 27th day of January 2012.

_____
NOTARY PUBLIC

My Commission Expires: 5-6-2013

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 6, 2013

File No. 1201-014

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $22,500.00.

_____
Affiant

Subscribed and sworn before me this 27th day of January, 2012.

_____
Notary Public
My Commission Expires: 5-6-2013

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 6, 2013