# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/23/12 15:30 4 pgs
Fees:23.00 Taxes:148.00
**20120323-0025087**

STATE OF TN
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of March, 2012.

Notary Public

MY COMMISSION EXPIRES: 9-2-15

(AFFIX SEAL)

MORGAN SULC STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Kudzu Real Estate Inc. | Kudzu Real Estate Inc. | 086110A07600CO |
| (NAME) | (NAME) | |
| 2020 Fieldstone Parkway, Ste 900-230 | 2020 Fieldstone Parkway, Ste 900-230 | |
| (ADDRESS) | (ADDRESS) | |
| Franklin, TN 37069 | Franklin, TN 37069 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Bruce David Gust and Brenda Jo Gust Simic**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Kudzu Real Estate Inc.**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, TN, being Unit No. 4, Building 14 on the Plan of Revised Phase 2 and 2A, Hermitage Woods Condominium Apartments, of record in Plat Book 4860, Page 62, 63, and 64, Register's Office for said County, to which plan reference is hereby made for a more complete description. Being further established by the Master Deed of record in Book 4753, Page 140 and amended in Book 4980, Page 378, Book 5165, Page 781, Book 5091, Page 39, Book 5172, Page 77, Instruments 200404280047940, 200404280047940, 200408260103606, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Esther M. Gust by Deed from Frank M. Michanowicz and wife, Barbara F. Michanowicz and Alan R. Beard and wife, Jo Lynn Beard, dated 08/11/1995 and filed for record on 08/15/1995 in Book 9763, Page 82, Register's Office for Davidson County, Tennessee.

The said Esther M. Gust died testate on 10/27/2010 devising subject property to Bruce David Gust and Brenda Jo Gust as evidenced by the Last Will and Testament of Esther M. Gust filed in Document No 10P1766, in the Probate Court Clerk's Office for Davidson County.

Brenda J Gust and Brenda J Gust Simic being one in the same person.

All matters as set forth per Plat Book 4460, Page 147, Plat Book 4860, Page 62-64, said Register's Office. Declaration of Covenants, Conditions and Restrictions of record in Book 4743, Page 258, as amended of record in

Book 5546, Page 493, said Register's Office.
Master Deed and By-Laws filed for record in Book 4753, Page 140, said Register's Office. Said Master Deed was amended of record in Book 4980, Page 378, Book 5091, Page 39, Book 5165, Page 781, Book 5172, Page 77, Instrument 200404280047940, Instrument 200408260103606, said Register's Office.
Said By-Laws were amended of record in Book 5122, Page 878, Book 6229, Page 970, Book 10382, Page 596, said Register's Office.
Agreement for Dedication of Sanitary Sewers Easement of record in Book 5193, Page 821, said Register's Office.
Anchor Easement of record in Book 5578, Page 752, said Register's Office.
Easement Agreement of record in Book 9418, Page 950, said Register's Office.
Charter of record in Book 4753, Page 101 and Book 5088, Page 854, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 214 Raintree Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our hands this 21st day of March, 2012.

Bruce David Gust

Brenda Jo Gust Simic BY Bruce David Gust HER ATTORNEY IN FACT

Bruce David Gust

Brenda Jo Gust Simic
By: Bruce David Gust, Her Attorney inFact

State of TN
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bruce David Gust the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 21st day of March, 2012.

Notary Public
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

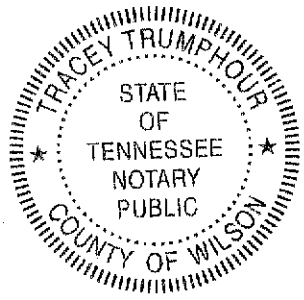
State of TN
County of Wilson

On this 21st day of March, 2012, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Bruce David Gust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Brenda Jo Gust Simic, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue

of an instrument of record in Instrument No._____Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 21st day of march, 2012.

Notary Public
My Commission Expires: 9.2.2013




**RETURN TO:**
**Stewart Title Company Tennessee Division**
**13026 Lebanon Road, Ste 100**
**Mt Juliet, TN 37122**

## CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, 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.

Attorney or Custodian

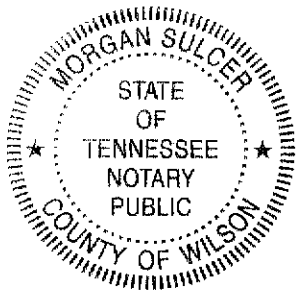
Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan Sulcer, a notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)




Notary Public

My Commission Expires: 9/2/2013