WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of April, 2012

Notary Public:

MY COMMISSION EXPIRES: 11/1/12
(AFFIX SEAL)

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

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. S-900-203		07116019800
Franklin, TN 37069		

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

Guy Glick, married, and Kara Glick aka Tara Glick

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:

A certain tract or parcel of land located in Davidson County, Tennessee, being the westerly 60 feet of Lot Nos. 102, 103, and 104, on the Plan of Oakwood Park, as of record in Book 421, Page 12, Register's Office for Davidson County, Tennessee.

Said part of Lot Nos. 102, 103, and 104 front 50 feet on the southerly side of Mile End Avenue and run back between parallel lines, with the easterly margin of an alley 82 1/2 feet to the northerly line of Lot No. 105.

Being the same property conveyed to Guy Glick and Tara Glick by deed from Aurora Loan Services, LLC by First American REO Servicing as Attorney in Fact, of record in Instrument 20090820-0078301, dated August 8, 2009, Register's Office for said County.

This conveyance is made subject to: (1) 2012 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 421, Page 12, said Register's Office.

Tara Glick and Kara Glick being one in the same person.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

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 502 Douglas Ave., Nashville, TN 37207

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 our hands this 27th day of April, 2012.

Guy Glick

Kara Glick

BILL GARRETT, Davidson County
Trans:T20120031215 DEEDWARR
Recvd: 04/30/12 10:28 2 pgs
Fees:13.00 Taxes:111.00
20120430-0036544

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal at Nashville, Tennessee, this 27th day of April, 2012.

My Commission Expires: 11/7/12

Notary Public

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