Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires April 23, 2014

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $7,500.00

Affiant

Subscribed and sworn to before me, this 25th day of April, 2012.

Notary Public
My commission expires: 4/23/2014

05-1203-65513

Address of New Owner:	Send Tax Bills to:	Tax Information
Kudzu Real Estate, Inc.	OWNER	071-11-0-079.00
307 Edith Avenue	2020 Fieldstone Pkwy S	
Nashville TN 37201	Franklin, TN 37069	

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, Robert Todd Chaplin, married, 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. 3, on the Plan of William White Heirs Property, of record in Plat Book 332, Page 70, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert Todd Chaplin by deed from Stephen Meade, dated July 15, 2004, recorded July 26, 2004 in Instrument No. 20040726-0089152, Register's Office for Davidson County, Tennessee.

Subject property is not the principle residence of the grantor, nor grantor's spouse.

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 improved property known as 307 Edith Avenue, Nashville, TN 37201

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.

BILL GARRETT, Davidson County
Trans:T20120033853 DEEDWARR
Recvd: 05/08/12 11:52 2 pgs
Fees:13.00 Taxes:27.75
20120508-0039748

WITNESS my hand this 25th day of April, 2012.

Robert Todd Chaplin

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Robert Todd Chaplin, 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 Hendersonville, TN, this 25th day of April, 2012.

State of Tennessee at Large

My Commission expires 4/23/2014

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires April 23, 2014