WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 10,000.00

Affiant

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

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of July, 2012

Notary Public:

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

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. 900-202		11908010800
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

Barbara F. Mathis, 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:

Land in Davidson County, Tennessee, being Lot No. 74 and part of Lot No. 75 on the Map of Glencliff Estates, Section 2, as of record in Book 1130, Page 77, Register's Office for said County, and more particularly described according to a survey made by John Kohl, Surveyor, dated July 21, 1965, as follows:

Beginning at a point on the southwesterly margin of Greymont Drive, at the common front corner of Lots 73 and 74; thence in a southwesterly direction 349.2 feet to a point; thence southeastwardly 135.1 feet to a point; thence northeastwardly 355.5 feet to a point; thence in an easterly direction 31 feet to a point in the southwesterly margin of Greymont Drive; thence along said margin of said Drive, northwestwardly 162.5 feet to the point of beginning.

BEING the same property conveyed to Gene Marshall Mathis and Barbara F. Mathis by deed from Atlas Construction Company, of record in Book 3920, Page 326, dated July 2, 2012, Register's Office for said County. The said Gene Marshall Mathis is now deceased.

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 1130, Page 77, 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 730 Greymont Drive, Nashville, TN 37217

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 5th day of July, 2012.

Barbara F. Mathis

BILL GARRETT, Davidson County
Trans:T20120049878 DEEDWARR
Recvd: 07/06/12 10:38 2 pgs
Fees:13.00 Taxes:37.00

20120706-0059530

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 Barbara F. Mathis, 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 Nashville, Tennessee, this 5th day of July, 2012.

My Commission Expires: 11/7/15

Notary Public

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