Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
KUDZU Real Estate, Inc. 203 Point East Drive Nashville, TN 37216	NEW OWNER	07116007400

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$37,000.00**

Affiant

Subscribed and sworn to before me, this the 21st day of November, 2012.

Notary Public

My Commission Expires: 12-03-13
(Affix Seal)

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 of which is hereby acknowledged **Premier Realty Trust, LLC, a Tennessee Limited Liability Company, ("Grantor"),** has bargained and sold, and does hereby bargain, sell, transfer and convey unto **KUDZU Real Estate, Inc., a Tennessee Corporation, ("Grantee"),** and Grantee's successors and assigns, certain tracts or parcels of land located in **Davidson** County, **Tennessee,** to wit:
Land in Davidson County, Tennessee, being the south 65 feet of the west 100 feet of Lot No. 4 on the map of Williams & Hays Co. E. Belle View Plan, as of record in Book 332, page 51, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 4 fronts 65 feet on the easterly side of Rosedale Avenue and runs back between parallel lines 100 feet to a dead line.

Being the same property conveyed to Premier Realty Trust, a Tennessee limited liability company by Warranty Deed from Mary E. Harris, a widow, dated November 21, 2012, of record in Instrument No. 20121127010887 3, filed in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) Property taxes for the year 2013, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEE paying their prorated share thereof to GRANTOR who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This is improved property located at: **1311 Rosedale Avenue, Nashville, TN 37207**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title, and interest thereto belonging to the Grantees. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as set forth herein.

GRANTORS further covenants and binds themselves, their heirs, successors, and representatives to warranty and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

WHEN RECORDED RETURN TO:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

BILL GARRETT, Davidson County
Trans:T20120090299 DEEDWARR
Recvd: 11/27/12 14:40 2 pgs
Fees:13.00 Taxes:136.90
20121127-0108874

WITNESS our hands on the **21st** day of **November, 2012.**

Premier Realty Trust, LLC

By: _____
Christopher Koch, It's Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Christopher Koch**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be the **Member** of **Premier Realty Trust, LLC,** the within named bargainor, a Tennessee limited liability company, and that he/she as such **Member**, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by him/herself as **Member**.

Witness my hand and Official Seal this the **21st** day of **November, 2012.**

_____
Notary Public

My Commission Expires: 12-03-13

