WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 117,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of April, 2013

Notary Public:

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37211

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Karla N. Swafford	SWBC Mortgage Corporation	Parcel ID:
307 Edith Avenue	9311 San Pedro, Suite 100	07111007900
Nashville, TN 37207	San Antonio, TX 78216	

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

Kudzu Real Estate, Inc.

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Karla N. Swafford , an unmarried person
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:

Being part of Lot No. 3 of the Subdivision of Lot No. 6 of the William White Heirs' property, as of record in Book 332, Page 78, Register's Office for Davidson County, Tennessee, described partly according to a survey made by Z.J. Wilkinson, Surveyor, February 6, 1959, as follows:

Beginning at a point in the northerly margin of Edith Street, said point being the southeast corner of the property conveyed to Thomas R. McEachron and wife, by deed from B.C. Wobb and wife, as of record in Book 3341, Page 36, said Register's Office; thence with McEachron's westerly line northerly 150 feet; thence westerly 40 feet; thence southerly 150 feet to the northerly margin of Edith Street; thence with the same 40 feet to the point of beginning.

BEING the same property conveyed to Kudzu Real Estate, Inc. by deed from Robert Todd Chaplin, of record in Instrument 20120508-0039748, dated April 25, 2012, Register's Office for said County.

This conveyance is made subject to: (1) 2013 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 332, Page 78, 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 307 Edith Avenue, 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 my hand this 8th day of April, 2013.

Kudzu Real Estate, Inc.

BY:
Robert B. Potter
President

BILL GARRETT, Davidson County
Trans:T20130029263 DEEDWARR
Recvd: 04/10/13 13:36 2 pgs
Fees:13.00 Taxes:434.75

20130410-0035535

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Robert B. Potter with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the President respectively of the Kudzu Real Estate, Inc. the within named bargainer, and corporation, and that he/she as such President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Robert B. Potter as such President.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of April, 2013.

My Commission Expires: 8/23/16

Notary Public

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