THIS INSTRUMENT PREPARED BY:
Richard A. Northcutt, Attorney
217 Pineway Drive
Nashville, TN 37217

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for the transfer is $20,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME,
THIS THE 12th OF April, 2013.

Notary Public
My Commission Expires: 9-9-14

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

FROM:
BankTennessee

TO:
Kudzu Real Estate, Inc.

ADDRESS OF NEW OWNER:
Kudzu Real Estate, Inc.
203 Point East Drive
Nashville, TN 37216

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NO.:

PARCEL ID:
133110A09800

SPECIAL WARRANTY DEED

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, BankTennessee hereinafter called the GRANTOR, 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 described as follows, to wit:

SEE ATTACHED LEGAL DESCRIPTION

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.

This is () Unimproved or (X) Improved property known as: 500 Paragon Mills Rd., N-8, Nashville, TN 37211

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to GRANTEES, their heirs and assigns, forever.

GRANTOR further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. 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.

The warranties passing to grantee hereunder are limited solely to those matters arising from acts of the grantor, its agents or representatives, occurring solely during the period of grantor's ownership of the subject real estate.

IN WITNESS WHEREOF, GRANTOR has caused this SPECIAL WARRANTY DEED to be executed on this 12th day of April, 2013.

GRANTOR -
BANKTENNESSEE

SVP

By: Brad Houser, Senior Vice President

BILL GARRETT, Davidson County
Trans:T20130030570 DEEDWARRSP
Recvd: 04/15/13 11:31 2 pgs
Fees:13.00 Taxes:74.00
20130415-0037046

STATE OF TENNESSEE
COUNTY OF Davidson
Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Brad Houser, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his/her/their oath(s) acknowledged himself/herself/themselves to be the Senior Vice President of BankTennessee, the within named bargainer(s), and that he/she/they as such Senior Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of said Brad Houser, as such Senior Vice President.

Witness my hand and official seal this 12th day of April, 2013.

My Commission Expires: 9/9/14

Notary Public

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Kudzu Real Estate, Inc.
500 Paragon Mills Road N-8
Nashville, TN 37210

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit No. N-8 on the Plan of Canterbury Hall Condominiums, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5440, Page 255, as amended in Book 5441, Page 819, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plat of Canterbury Hall Condominiums, as of record in Book 5200, Page 159, said Register's Office for more complete description of said unit.

BEING the same property conveyed to BankTennessee by Substitute Trustee's Deed from Robert L. Scruggs, Substitute Trustee, of record in Instrument 20130325-0029022, dated March 5, 2013, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Book 5440, Page 255 and Book 5441, Page 819, said Register's Office.

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 5440, Page 255 as amended in Book 5441, Page 819; and (3) Easement to Comcast of record in Instrument 20090615005541O, said Register's Office.