# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $23,000.00

Affiant

Subscribed and sworn to before me, this 9th day of May, 2013

Notary Public

MY COMMISSION EXPIRES: 5/5/15
(AFFIX SEAL)

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
**Southland Title & Escrow Co., Inc.**
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

| ADDERSSS NEW OWNERS AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Kudzu Real Estate Inc. | NEW OWNER | 119 - 5 |
| (NAME) | (NAME) | (MAP) |
| 203 Point East Drive | | 316 |
| (ADDRESS) | (ADDRESS) | (PARCEL) |
| Nashville, TN 37216 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, KBAJ Inc., hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Kudzu Real Estate Inc., hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 157 on the map of Subdivision of Lots No, 3 and 4 and part of Lots 5 and 6 on the Plan of Cumberland Nurseries, of record in Book 332, page 148, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to KBAJ Inc., by deed from William A. Baker, II, of record in Instrument No. 20090430-0039426, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is (X) unimproved ( ) improved property, known as: 101 Lutie Street, Nashville, Tennessee 37210

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.

BILL GARRETT, Davidson County
Trans:T20130039166 DEEDWARR
Recvd: 05/10/13 09:08 2 pgs
Fees:13.00 Taxes:85.10
20130510-0047343

Witness my/our hand(s) this 9th day of May, 2013.

KBAJ Inc.

By: _____
Brian Krebs, President

KBAJ, Inc.

By: _____ Secretary
Allyson Krebs, Secretary

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Brian Krebs, with whom I am personally acquainted and who upon his oath acknowledged himself to be the President of KBAJ Inc. the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Brian Krebs, as such President.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 9th day of May, 2013.

_____
Notary Public

My Commission Expires: 6/21/16

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Allyson Krebs, with whom I am personally acquainted and who upon her oath acknowledged herself to be the Secretary of KBAJ Inc. the within named bargainor, a corporation, and that she as such Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Allyson Krebs, as such Secretary.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 9th day of May, 2013.

_____
Notary Public

My Commission Expires: 6/21/16

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN