# WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 129,900.00

Daryl Wayne Evans
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of May, 2013

Notary Public

MY COMMISSION EXPIRES: 9-9-14
(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: |
|---|---|---|
| Bryn Frances Evans | Gardner Financial Services Ltd | Parcel ID: |
| 2624 Morganmeade Dr. | 1635 NE Loop 410, Ste. 700 | 07310007300 |
| Nashville, TN 37216 | San Antonio, TX 78209 | |

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

**Bryn Frances Evans and husband, Daryl Wayne Evans**

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. 37 on the Plan of Moss Rose Estates as of record in Book 4860, Page 112, Register's Office for said County.

Said Lot No. 37 fronts 80 feet on the southern margin of Morganmeade Drive and extends back 126.04 feet on the westerly line and 132.54 feet on the easterly line to a line on the rear measuring 80.26 feet thereon.

BEING the same property conveyed to Kudzu Real Estate, Inc. by deed from Barry D. Alderson and Jerry D. Alderson, Devisees of the Estate of Florence D. Alderson, of record in Instrument 20100521-0039320, dated May 19, 2010, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 5039, Page 359; Book 5138, Page 645; Book 5311, Page 345; and Book 5910, Page 336, 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 4860, Page 112, 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 2624 Morganmeade Dr., Nashville, TN 37216

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 15th day of May, 2013.

Kudzu Real Estate, Inc.

BY: _____
Robert B. Potter
President

BILL GARRETT, Davidson County
Trans: T20130040776 DEEDWARR
Recvd: 05/16/13 09:24 2 pgs
Fees: 13.00 Taxes: 480.63

20130516-0049265

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 15th day of May, 2013.

My Commission Expires: 9-9-14

Notary Public

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