BILL GARRETT, Davidson County
Trans:T20130050229 DEEDWARR
Recvd: 06/14/13 12:01 3 pgs
Fees:18.00 Taxes:1517.00

20130614-0061021

WARRANTY DEED

PATRICIA NICHOLLS
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 $ 410,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of June, 2013.

Notary Public:

MY COMMISSION EXPIRES: 8/23/16
(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:
Kudzu Real Estate, Inc.	NEW OWNER	Parcel ID:
203 Point East Dr.		08301011800;
Nashville, TN 37216		07215015800; 09405005500; 08204038700; 08204038900; 09102014300; 09102014200

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

William L. Renick, Jr., unmarried

hereinafter called the GRANTORS, 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 in Davidson County, State of Tennessee, described as follows, to wit:

Tract 1 - #08301011800 - 934 Sharpe Ave., Nashville, TN 37206

BEING the easterly one-half of Lot No. 35 on the Plan of W. H. Hyronemus' Addition, as of record in Book 161, Page 174, Register's Office for said County.

Said part of Lot No. 35 fronts 50 feet on the southerly side of Sharpe Avenue and extends back between parallel lines 168 feet to an alley.

Being the same property conveyed to William L. Renick, Jr., by deed from Nelson C. Lacy and nancy C. Lacy, of record in Book 11562, Page 764, said Register's Office, dated June 21, 1999.

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 Plat Book 161, Page 174, said Register's Office.

Tract 2 - #07215015800 - 1607 Branch St., Nashville, TN 37216

BEING Lot No. 36 on the Plan of Porter Road Subdivision of Lots Nos. 2 to 7, inclusive on Shinkle's Subdivision, of record in Book 843, page 38, Register's Office for Davidson County, Tennessee.

Said Lot No. 36 fronts 50 feet on the easterly side of McKinney Avenue (n/k/a Branch Street) and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Bill Renick, Jr. by deed from Anna Lee Payne-McClure a/k/a Anna Lee McClure of reccord in Instrument 20040921-0113640, said Register's Office, dated September 20, 2004.

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 Plat Book 843, Page 38, said Register's Office; (3) Sanitary Sewer Easement of record in Book 4116, Page 608, said Register's Office.

Tract 3 - #09405005500 - 1205 Davidson St., Nashville, TN 37206

BEING Lot No. 35 on the Plan of Shelby Heights, Section One, of record in Plat Book 2330, page 171, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to William L. Renick, Jr. by deed from James Lenard Granstaff of record in Book 9360, Page 621, said Register's Office, dated May 27, 1994.

This conveyance is subject to Restrictions of record in Book 2810, Page 475, 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 Plat Book 2330, Page 171, said Register's Office.

Tract 4 - #08204038700 - 915 Petway Ave., Nashville, TN 37206

BEING the West 17.5 feet of Lot No. 2 and the East 32.5 feet of Lot No. 3 on the Map of James Burns Subdivision, of record in Plat Book 421, Page 40, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Bill Renick, Jr. by deed from Larry G. Jordan and wife, Mattie D. Jordan a/k/a Larry G. Jordon and Mattie D. Jordon, of record in Book 11384, Page 836, said Register's Office, dated March 15, 1999.

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 Plat Book 421, Page 40, said Register's Office.

Tract 5 - #08204038900 - 919 Petway Ave., Nashville, TN 37206

BEING the easterly 25 feet of Lot No. 1 and the westerly 25 feet of the south 150 feet of Manilla Avenue in the Plan of James Burns Subdivision and other property as of record in Book 421, Page 40, Register's Office for Davidson County, Tennessee.

Beginning on the northerly margin of Petway Avenue, 25 feet easterly from the corner of Lots Nos. 1 and 2; thence northerly parallel with the line between the said lots 150 feet to the southerly margin of an alley; thence with the southerly margin of said alley, easterly 50 feet to the easterly margin of a proposed 15 foot alley; thence southerly parallel with the fist line and the said alley 150 feet to the northerly margin of Petway Avenue; thence with the northerly margin of said Avenue 50 feet to the beginning.

Being the same property conveyed to William L. Renick, Jr. by deed from Stephen Meade, of record in Book 10005, Page 275, said Register's Office, dated October 5, 1994.

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 Plat Book 421, Page 40, said Register's Office.

Tract 6 - #09102014300 - 6106 Louisiana Ave., Nashville, TN 37209

LAND in Davidson County, Tennessee, being the westerly 25 feet of Lot No. 7 of Block 10, on the Map of Cherokee Park Subdivision of record in Book 161, Page 75, Register's Office for said County.

Said part of Lot No. 7 fronts 25 feet on the northerly side of Louisiana Avenue and runs back between parallel lines 150 feet to an alley.

Being part of the same property conveyed to William Renick, Jr. by deed from Joel Daniel Luna, Velma Ann Nicholson, and Rachel Regina Rogers, as devisees under the will of Rachel Hannah Luna, of record in Instrument 20010131-0009510, said Register's Office, dated January 25, 2001.

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 Plat Book 161, Page 75, said Register's Office.

Tract 7 - #09102014200 - 6104 Louisiana Ave., Nashville, TN 37209

BEING the West 10 feet of Lot No. 5 and the East 25 feet of Lot No. 7 of Block 10, and part of Block 10 in rear of said part of Lot No. 5 on the Map of Cherokee Park Subdivision, as of record in Book 161, Page 75, Register's Office for Davidson County, Tennessee.

SAID parts of said lots and block and adjoin and front together 35 feet on the North side of Louisiana Avenue and run back between parallel lines 150 feet to an alley.

Being part of the same property conveyed to William Renick, Jr. by deed from Joel Daniel Luna, Velma Ann Nicholson, and Rachel Regina Rogers, as devisees under the will of Rachel Hannah Luna, of record in Instrument 20010131-0009510, said Register's Office, dated January 25, 2001.

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 Plat Book 161, Page 75, said Register's Office.

William L. Renick, Jr., Bill Renick, Jr. and William Renick, Jr. being one and the same person.

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 (X)

This is Improved (X) property, known as 7 properties, Nashville, TN 37206

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 13th day of June, 2013.

William L. Renick, Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William L. Renick, Jr., aka Bill Renick, Jr., aka William Renick, Jr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of June, 2013.

My Commission Expires: 8/23/16

Notary Public

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