WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $10,000.00.

Affiant

Subscribed and sworn to before me this 16th day of August, 2013.

Notary Public
My Commission expires: 11-3-15
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Kudzu Real Estate, Inc	SAME	p/o 069-04-0-022.00
203 Point East Drive		
Nashville, TN 37216		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **First Jordan, FLP, as Trustee of the 4013 Meadow Road Trust** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Kudzu Real Estate, Inc**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 7 and the northerly 10 feet of Lot No. 6 of Block "CC" on the Revised Map of Fairview Subdivision, of record in Book 1130, page 54, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 7 and part of Lot No. 6 adjoin and front together 85 feet on the westerly margin of Meadow Road and run back between parallel lines 225 feet to a dead line.

Being the same property conveyed to First Jordan FLP, as Trustee of the 4013 Meadow Road Trust, from Irene Bennett, unmarried, a/k/a Ermie Irene Veach Bennett, by deed on June 6, 2012, of record in Instrument Number 20120608-0050358, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 1130, page 54, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 5435, page 230, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4013 Meadow Road, Nashville, TN 37218**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this August 16, 2013.

First Jordan, FLP, as Trustee of the 4013 Meadow Road Trust

By Dan Lain, General Partner of First Jordan, FLP

BILL GARRETT, Davidson County
Trans:T20130071190 DEEDWARR
Recvd: 08/19/13 10:28 2 pgs
Fees:13.00 Taxes:37.00

20130819-0086794

STATE OF TENNESSEE
COUNTY OF Robertson

On this the 16th day of August, 2013, before me personally appeared Dan Lain, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the General Partner of First Jordan, FLP, Trustee for The 4013 Meadow Road Trust, the within named bargainor, and that he as such General Partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 16th day of August, 2013.

Amanda Dean

Notary Public
My Commission Expires 10/26/2013

