WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of August, 2013

Notary Public:

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

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

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:
New Level Community ~~Development Corporation~~	NEW OWNER	Parcel ID:
1112 Jefferson Street		#09315030800/#09315030900
Nashville, TN 37208		

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
New Level Community Development Corporation, a Tennessee non-profit corporation
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:

Land in Davidson County, Tennessee, being the southerly 20 feet of Lot No. 4 and the northerly 36 feet of Lot No. 5 on the Plan of Paul's Elysian Grove, of record in Book 1, Page 134, Chancery Court for Davidson County, Tennessee.

Said parts of Lots Nos. 4 and 5 front together 56 feet on the westerly margin of Second Avenue South, formerly Market Street and extend back between parallel lines, 135 feet, more or less, to an alley.

Tract 2:

Land in Davidson County, Tennessee, being the southerly 14 feet of Lot No. 5 and the northerly 18 feet of Lot No. 6 on the Plan of Paul's Elysian Grove Lots, of record in Plan Book 1, Page 134, Chancery Court for Davidson County, Tennessee.

Said part of Lots Nos. 5 and 6 front together 32 feet on the westerly side of 2nd Avenue South, formerly Market Street, and runs back between parallel lines, 137 feet more or less to an alley.

Being the same property conveyed to Kudzu Real Estate, Inc. by deed from Mary McWhirter, of record in Instrument 20121217-0115963, dated December 13, 2012, 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 Plan Book 1, Page 134, Chancery Court for Davidson County, Tennessee.

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 ( ) property, known as 1009 & 1013 2nd Ave. S., Nashville, TN 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:T20130074831 DEEDWARR
Recvd: 08/29/13 10:16 2 pgs
Fees:13.00 Taxes:240.50
20130829-0091227

Witness my hand this 27th day of August, 2013.

Kudzu Real Estate, Inc.

BY: _____
Robert B. Potter, President

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 oath acknowledged himself to be the President respectively of Kudzu Real Estate, Inc., the within named bargainer, and 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 as such President.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of August, 2013.

My Commission Expires: 8/23/16

_____
Notary Public

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