RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: JH130084

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130086894 DEEDWARR
Recvd: 10/08/13 09:53 2 pgs
Fees:13.00 Taxes:166.50
20131008-0105496

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 day of October, 2013.

NOTARY PUBLIC

My commission expires: 12/23/2014

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC MADISON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
D223, LLC 521 8th Ave. S., Ste. 103 Nashville, TN 37203	Same address as new owner	09308005400

FOR AND IN CONSIDERATION of the sum of Forty Five Thousand and 00/100 Dollars ($45,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **KUDZU REAL ESTATE INC.**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **D223, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee, its successors and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being all of Lot No. 5, Section Two, Shelby Heights, according to plat and survey of same appearing of record in Plat Book 2854, Page 5, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

Being the same property conveyed to Kudzu Real Estate, Inc., by Warranty Deed from Murfreesboro House Buyers, LLC, a Tennessee limited liability company, dated 9/20/2013, recorded 9/23/2013, of record in Instrument No. 20130923-0099666, in the Register's Office for Davidson County, Tennessee.

Being also the same property conveyed to Murfreesboro House Buyers, LLC, a Tennessee limited liability company, by Warranty Deed from Arlene Murphy, married, dated 9/16/2013, recorded 9/18/2013, of record in Instrument No. 20130918-0098229, in the Register's Office for Davidson County, Tennessee.

Being also the same property conveyed to Joseph M. Diaz and wife, Helen M. Diaz, by Warranty Deed from Benny Binkley and wife, Ruby Binkley, dated 6/27/1975, recorded 6/30/1975, of record in Book 4927, page 682, in the Register's Office for Davidson County, Tennessee. Helen M. Diaz died on December 18, 1993, leaving Joseph M. Diaz as surviving tenant by the entirety. Joseph M. Diaz died testate on February 20, 2013.

Per the terms of his Last Will and Testament, which is of record in Will Book 55, page 8, Probate Court of Rutherford County, Tennessee, the decedent devised the captioned parcel to his niece, Arlene Murphy.

This is improved property more commonly known as 700 Glenview Drive, Nashville, TN 37206.

This conveyance is made subject to all matters as shown on the Plat of record in Book 2854, page 5, in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, its successors and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2013 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 4 day of October, 2013.

KUDZU REAL ESTATE, INC.

BY: Robert Potter, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 4 day of October, 2013, before me, appeared Robert Potter, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the President of Kudzu Real Estate, Inc., and that said instrument was signed in behalf of said Kudzu Real Estate, Inc., and said officer acknowledged said instrument to be the free act of deed of said Kudzu Real Estate, Inc..

WITNESS my hand and seal, this the 4 day of October, 2013.

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

Notary Public

My commission expires: 12/23/2014