WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 33,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th day of November, 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:
Kudzu Real Estate, Inc.	NEW OWNER	Parcel ID:
203 Point East Dr.		11905024700
Nashville, TN 37216		

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

Evelyn Graves, 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:

Lying and being in Davidson County, Tennessee, described as follows:

Being Lot Number 146 on the Map of the Subdivision of Certain Lots in Cumberland Nurseries Plan, as of record in Book 332, Page 148, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Harold Dean Graves and wife, Evelyn Graves by deed from Harold Dean Graves and Evelyn Graves, of record in Instrument 20040920-0112759, dated September 20, 2004, Register's Office for said County. The said Harold Dean Graves is now deceased.

This conveyance is made subject to: (1) 2013 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Book 332, Page 148, said Register's Office.

Evelyn Graves and Mamie Evelyn Graves being one in the same person.

Power of Attorney of record in Instrument 20131118-0118657, 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 110 Lutie Street, 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.

Witness my hand this 15th day of November, 2013.

Evelyn Graves by William Graves ATTY - in fact
Evelyn Graves by William Graves Attorney in Fact

BILL GARRETT, Davidson County
Trans: T20130097790 DEEDWARR
Recvd: 11/18/13 10:25 2 pgs
Fees: 13.00 Taxes: 122.10

20131118-0118658

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 Graves, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument on behalf of Evelyn Graves as his/her/their Attorney in Fact as the free act and deed of the within named Evelyn Graves.

Witness my hand and official seal at Nashville, Tennessee the 15th day of November, 2013.

My Commission Expires: 9-9-14

Notary Public

