WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9th day of December, 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:
Kudzu Real Estate, Inc.	NEW OWNER	Parcel ID:
203 Point East Dr.		07213021000
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

Emma Jean Chenoweth, Devisee under the Will of General Lewis Hopkins

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:

Land in Davidson County, Tennessee, being Lot No. 2 on the Map of Floyd Heights, as of record in Book 1424, Page 96, Register's Office for said County.

Said Lot No. 2 fronts 63 feet on the South side of Strouse Avenue and runs back between parallel lines, 120 feet to a dead line.

Being the same property conveyed to General Lewis Hopkins and wife, Clara Belle Hopkins by deed from Hershel S. Frizzell and wife, Beulah M. Frizzell, of record in Book 4690, Page 722, dated March 20, 1973, Register's Office for said County. The said Clara Belle Hopkins died April 3, 1997, and title vested in General Lewis Hopkins as surviving tenant by the entirety. The said General Lewis Hopkins died testate on November 25, 2009, and the Estate was admitted to Probate as Probate No. 10P92 of record in Probate Court of Davidson County, Tennessee.

This conveyance is subject to Restrictions of record in Book 1716, Page 453, said Register's Office.

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 1424, Page 96, 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 924 Strouse Ave., 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 9th day of December, 2013.

Emma Jean Chenoweth
Emma Jean Chenoweth, Devisee under the
Will of General Lewis Hopkins

BILL GARRETT, Davidson County
Trans:T20130103319 DEEDWARR
Recvd: 12/10/13 14:35 2 pgs
Fees:13.00 Taxes:210.90

20131210-0125259

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 Emma Jean Chenoweth with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of December, 2013.

My Commission Expires: 8/23/16

Notary Public

