BILL GARRETT, Davidson County
Trans:T20140005177 DEEDQC
Recvd: 01/23/14 09:23 2 pgs
Fees:12.00 Taxes:0.00
20140123-0006330

Prepared from information furnished by the parties.

THIS INSTRUMENT PREPARED BY:
Richard A. Northcutt, Attorney
217 Pineway Drive
Nashville, TN 37217

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for the transfer is $/- 0 -.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME,
THIS THE 21st DAY OF January, 2014.

JAMIE C. POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: 5/5/15

FROM:
Russell Hackett

TO:
Kudzu Real Estate, Inc.

ADDRESS OF NEW OWNER:
Kudzu Real Estate, Inc.
203 Point East Dr.
Nashville, TN 37216

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NO.:
#06015006500 &
#06015006600

QUITCLAIM DEED

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, Russell Hackett, Sole Heir of Barbara Francis Rosser, hereinafter called the GRANTORS, have bargained and sold, and by these presents do quitclaim and convey unto Kudzu Real Estate, Inc., hereinafter called the GRANTEES, their heirs and assigns, all their right, title and interest in and to a certain tract or parcel of land described as follows, to wit:

Tract I:

Land in Davidson County, Tennessee, being Lot No. 255 on the Map of Joywood Heights, Section Two, as of record in Book 1130, pages 92 and 93, Register's Office for said County.

Said Lot No. 255 fronts 60 feet on the southerly side of Dellway Drive and runs back 161 feet on the westerly line and 171 feet on the easterly line to a dead line, measuring 60.9 feet thereon.

Being the same property conveyed to Frank Hutchison and wife, Fairy Hutchison by deed of record in Book 2741, Page 569, said Register's Office. The said Fairy Hutchison having predeceased Frank Hutchison. The said Frank Hutchison (aka Frank W. Hutchison, Sr.) died intestate on September 7, 2011, leaving as Sole Heirs at Law, Frank W. Hutchison, Jr., Lawrence D. Hutchison, Stephen W. Hutchison, Patricia Hutchison Smith, and Russell Hackett. See also Deed of record in Instrument 20120816-0073590; Affidavit of Heirship of record in Instrument 20130805-0081657; Deed of record in Instrument 20130805-0081658; and Affidavit of Heirship of record in Instrument 20140123-0006329, said Register's Office.

Tract II:

Being Lot No. 254 on the Final Plan of Joywood Heights, Section 2, as of record in Book 1130, pages 92 and 93, Register's Office for Davidson County, Tennessee.

Said Lot No. 254 fronts 60 feet on the southerly side of Dellway Drive and runs back 181.8 feet on the easterly line and 171 feet on the westerly line, to a dead line, measuring 60.9 feet thereon.

Being the same property conveyed to Frank W. Hutchison and wife, Fairy I. Hutchison by deed of record in Book 1731, Page 95, said Register's Office. The said Fairy Hutchison having predeceased Frank W. Hutchison. The said Frank W. Hutchison (aka Frank W. Hutchison, Sr.) died intestate on September 7, 2011, leaving as Heirs at Law, Frank W. Hutchison, Jr., Lawrence D. Hutchison, Stephen W. Hutchison, Patricia Hutchison Smith, and Russell Hackett. See also Deed of record in Instrument 20120816-0073590; Affidavit of Heirship of record in Instrument 20130805-0081657; Deed of record in Instrument 20130805-0081658; and Affidavit of Heirship of record in Instrument 20140123-0006329, said Register's Office.

The street address of the Real Property is 108 Dellway Drive and 110 Dellway Drive, Nashville, TN 37207, X Unimproved/ X Improved real property.

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.

IN WITNESS WHEREOF, GRANTORS have caused this QUITCLAIM DEED to be executed on this 21 day of January, 2014.

GRANTORS

Russell Hackett

STATE OF Tennessee
COUNTY OF DeKalb

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Russell Hackett, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 21st day of January, 2014.

My commission expires: 10/26/16

Notary Public

WANDA C. AGEE
STATE OF TENNESSEE NOTARY PUBLIC
DeKALB COUNTY