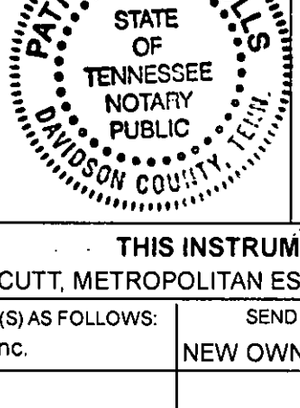
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 14,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of February, 2014

Notary Public:

MY COMMISSION EXPIRES: 8/24/16
(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.		147020B050000CO
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

Catherine M. Nance, 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:

Being Unit C-112 of Caldwell Court Condominiums, created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated and as established by a Master Deed, of record in Book 6188, Page 744, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Caldwell Court Condominiums set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such unit.

BEING the same property conveyed to Catherine M. Nance by deed from Ronald E. Deal and Suzanne M. Deal, of record in Book 9554, Page 69, dated December 22, 1994, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Book 6188, Page 744 amended in Book 10016, Page 185; Instrument 20070509-0055551; Instrument 20071011-0120948; Book 6188, Page 787, said Register's Office.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 6188, Page 744, 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 ( )

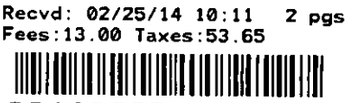
This is Improved (X) property, known as 550 Harding Place; Unit C-112, Nashville, TN 37211

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 20th day of February, 2014.

Catherine M. Nance

BILL GARRETT, Davidson County
Trans:T20140012984 DEEDWARR
Recvd: 02/25/14 10:11 2 pgs
Fees:13.00 Taxes:53.65



20140225-0015965

STATE OF FLORIDA
COUNTY OF Florida

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Catherine M. Nance, 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 at office, this 21 day of February, 2014.

My commission expires: 08/01/2017

Rita Brunoforte
Notary Public