WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 129,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of February, 2014

Notary Public:

MY COMMISSION EXPIRES: 8/16/14
(AFFIX SEAL)

JANE GRAZIER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

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:
Michael Thorpe Harvey	CertusBank	Parcel ID:
110 Dellway Drive	2717 Devine Street	06015006500
Nashville, TN 37207	Columbia, SC 29205	

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

Kudzu Real Estate, Inc.

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Michael Thorpe Harvey , an unmarried man
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 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 Kudzu Real Estate, Inc. by deed from Lawrence D. Hutchison, Jr., of record in Instrument 20130805-0081658, dated August 2, 2013, Register's Office for said County.

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 1130, Pages 92 and 93, 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 Dellway Drive, Nashville, TN 37207

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 25th day of February, 2014.

Kudzu Real Estate, Inc.

BY: _____
Robert B. Potter
President

BILL GARRETT, Davidson County
Trans:T20140014045 DEEDWARR
Recvd: 02/28/14 09:50 2 pgs
Fees:13.00 Taxes:480.63
20140228-0017258

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Robert B. Potter with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the President respectively of the Kudzu Real Estate, Inc. the within named bargainer, and corporation, and that he/she as such President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Robert B. Potter as such President.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of February, 2014.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.