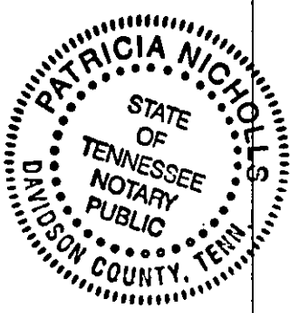
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ~~81,369.55~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of April, 2014.

Notary Public:

MY COMMISSION EXPIRES: 8/23/14
(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.		08305014400
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

Willie Lue Wade, Sole Heir of the Estate of Claude Junior Wade

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:

Located in Nashville, County of Davidson, State of Tennessee to wit:

Being the westerly 45 feet of Lot No. 30 on the Map of House and Simonton's Subdivision, as of record in Book 57, Page 137, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Claude J. Wade, a single person, by deed from the Secretary of Veterans Affairs, of record in Book 9288, Page 972, dated March 21, 1994, Register's Office for said County. The said Claude J. Wade died intestate on September 19, 2013, leaving as Sole Beneficiaries the Grantors herein. See also Probate File No. 13P1775 in Probate Court of Davidson County, Tennessee.

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 Plat Book 57, Page 137, 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 1010 Maxwell Ave., Nashville, TN 37206

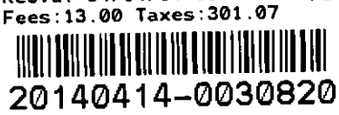
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good 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 11th day of April, 2014.

Estate of Claude Junior Wade

By: Willie Lue Wade
Willie Lue Wade, Sole Heir

BILL GARRETT, Davidson County
Trans:T20140024920 DEEDWARR
Recvd: 04/14/14 09:13 2 pgs
Fees:13.00 Taxes:301.07



20140414-0030820

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 Willie Lue Wade, 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 Nashville, Tennessee, this 11th day of April, 2014.

My Commission Expires: 8/23/16

Notary Public

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