WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140036371 DEEDWARR
Recvd: 05/23/14 12:51 2 pgs
Fees:13.00 Taxes:92.50

20140523-0044754

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of May, 2014.

Notary Public:

MY COMMISSION EXPIRES: 6/23/16
(AFFIX SEAL)

PATRICIA NICHOLS 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.		
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

Louise Reasonover, a/k/a Mary Louise Burk Reasonover and Mary L. Reasonover and husband, Harold Reasonover

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:

Tract 1
Being Lot No. 259 on the Map of Joywood Heights, Section II, of record in Book 1130, Page 92 and 93, Register's Office for said County.

Beginning at a point in the easterly margin of Dickerson Pike at the corner of Lots Nos. 259 and 260; thence with the line between said lots, easterly 128 feet to the line of Lot No. 261; thence with the line between Lots 259 and 261, southerly 63.4 feet to the North margin of Dellway Drive; thence with the margin of the same westerly 109.1 feet to the beginning of a curve; thence around said curve, northwesterly 32.4 feet to the easterly margin of Dickerson Pike; thence with the margin of the same northerly 42.5 feet to the point of beginning.

Tract 2
Being Lot No. 260 on the Map of Joywood Heights, Section Two, of record in Book 1130, Page 92 and 93, Register's Office for said County.

Said Lot No. 260 fronts 65 feet on the easterly side of Dickerson Pike and runs back between lines, 125 feet on the north line and 128 feet on the south line, to the west line of Lot No. 26, measuring 79.7 feet thereon.

BEING the same property conveyed to Louise Reasonover by Agreed Order, of record in Instrument 20001019-0103670, dated August 11, 2000, 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, Page 92 and 93, said Register's Office.

The said Louise Reasonover, Mary Louise Burk Reasonover, and Mary L. Reasonover all being one in the same person.

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 (X)

This is Improved ( ) property, known as 2701 Dickerson Pike, 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 our hands this 22nd day of May, 2014.

Louise Reasonover
Louise Reasonover

Harold Reasonover
Harold Reasonover

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 Louise Reasonover and Harold Reasonover, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 22nd day of May, 2014.

My Commission Expires: 8/23/16

Notary Public

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