WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,000.00

Affiant

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

Notary Public:

MY COMMISSION EXPIRES: 8/23/16
(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 Drive		08207020000
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

Kenneth D. Davis and wife, Virginia A. Davis and Charles L. Davis, 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:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Townwood Homes, Section 1, as shown on plat of record in Plat Book 3106, Page 147, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Kenneth D. Davis and wife, Virginia A. Davis, a 1/2 undivided interest and Charles L. Davis, unmarried, a 1/2 undivided interest, by Quitclaim Deed from Kenneth D. Davis and wife, Virginia A. Davis, of record in Instrument 20080310-0023950, dated March 6, 2008, Register's Office for said County. See also deed of record in Instrument 20071219-0145510, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 3368, Page 23 amended in Book 3611, Page 545, 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 Plat Book 3106, Page 147, 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 715 Joseph Ave., 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.

BILL GARRETT, Davidson County
Trans:T20140036570 DEEDWARR
Recvd: 05/27/14 09:05 3 pgs
Fees:18.00 Taxes:129.50
20140527-0045072

Witness our hands this 22nd day of May, 2014.

Kenneth D. Davis

Virginia A. Davis

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 Kenneth D. Davis and wife, Virginia A. Davis, 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 this 22nd day of May, 2014.

My Commission Expires: 8/23/16

Notary Public

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

Witness our hands this 22nd day of May, 2014.

Charles L. Davis

STATE OF CALIFORNIA
COUNTY OF Ventura

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles L. Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that (he)/~~she~~ executed the within instrument for the purposes therein contained.

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

My Commission Expires: 08/09/2016

Notary Public

KATHERINE EILEEN KENNEDY
Commission # 1987585
Notary Public - California
Ventura County
My Comm. Expires Aug. 9, 2016