WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140054625 DEEDWARR
Recvd: 07/29/14 10:16 2 pgs
Fees:13.00 Taxes:434.75
20140729-0067152

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

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 117,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of July, 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.		07211026200 /
Nashville, TN 37216		07211023500

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

Walter R. Dowlen and Jeanine Dowlen, Trustees of the Dowlen Family Trust dated December 14, 2011

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
Land in Davidson County, Tennessee, being Lot No. 32 in the Maxey Addition of the W.J. Myers Subdivision, a plan of record in Book 332, Page 66, Register's Office for Davidson County, Tennessee.

Each lot fronts 50 feet on the east side of Burns Avenue and runs back 150 feet to an alley.

Tract 2
Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Burns Subdivision of Maxey's Addition to Brownsville, of record in Book 161, Page 98, Register's Office for said County, to which said plan reference is hereby made for a more complete legal description.

BEING part of the same property conveyed to Walter R. Dowlen or Jeanine Dowlen, Trustees of the Dowlen Family Trust dated December 14, 2011 by Quitclaim Deed from Walter R. Dowlen, a/k/a Ray Dowlen and Jeanine Dowlen, of record in Instrument 20120208-0011266, dated January 23, 2012, 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 332, Page 66 and Book 161, Page 98, 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 2130 & 2903 Burns Street, Nashville, TN 37216

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 25th day of July, 2014.

The Dowlen Family Trust dated December 14, 2011
By:

Walter R. Dowlen, Trustee

Jeanine Dowlen, Trustee

STATE OF FLORIDA
COUNTY OF Volusia

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Walter R. Dowlen and Jeanine Dowlen, Trustees of the Dowlen Family Trust dated December 14, 2011, 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 24th day of July, 2014.

My Commission Expires: 09-22-2015

Notary Public

MAR[illegible] FREEMAN
Co[illegible]ssion # EE 129685
E[illegible] September 22, 2015
B[illegible]y Fain Insurance 800-385-7019