WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 62,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of November, 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 Dr.		06004004400
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

Linda J. Brown, 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:

A small tract of land in the 11th Civil District of Davidson County, Tennessee, being a part of Lot No. 2 on the Plan of the Real Estate of William Phillips, deceased, of record in Book 57, Page 21, Register's Office for said County, and described according to a copy of a survey thereof made by Harvey Gee, September 25, 1946, as follows:

Beginning at a point in the center line of Maplewood Lane 825.5 feet West of the tract of land containing 11 acres conveyed to A.C. Williams off an original 40 acre tract, and being 615.5 feet West of the Northwest corner of a tract conveyed to E.M. O'Brien by deed of record in Book 1174, Page 428, said Register's Office, being a corner of T.B. Harris' Property; thence along Harris line, South 19 degrees 45' West, along a fence, 185.5 feet to a 16 inch Hackberry; thence North 82 degrees 45' West 87.2 feet to an iron pin; thence North 14 degrees 13' East 180 feet of the center line of Maplewood Lane; thence with the center line of the same, South 84 degrees 05' East 105.6 feet to the beginning.

Being the same property conveyed to Linda J. Brown by deed from Donald P. Sorey, an unmarried man, and Cheryl Sorey Willis, an unmarried woman, of record in Book 11608, Page 624, dated July 12, 1999, Register's Office for said County.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 57, Page 21, said Register's Office; (3) Sanitary Sewer Easement in Book 5691, Page 574, 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 122 Maplewood Trace, 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 11th day of November, 2014.

Linda J. Brown

BILL GARRETT, Davidson County
Trans:T20140085624 DEEDWARR
Recvd: 11/13/14 11:01 2 pgs
Fees:13.00 Taxes:229.40
20141113-0104708

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 Linda J. Brown, 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 November, 2014.

My Commission Expires: 8/23/16

Notary Public

