WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st Day of December, 2014.

Notary Public:

MY COMMISSION EXPIRES: 8/23/16
(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.		07210002900
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

Wilner Prophete and wife, Josiane Prophete

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:

Being part of Lots 81, 82, and 83, Bransford Realty Company's Subdivision of Maxey Avenue and Gallatin Road property, of record in Book 332, Page 44, Register's Office, Davidson County, Tennessee; and further described according to a mortgage loan inspection by Campbell, McRae and Associates Surveying, Inc., 2424 21st Avenue South, Suite 201, Nashville, TN 37212, License No. 1673, dated June 14, 1997, as follows:

Said part of lots front 60 feet on the north side of Litton Avenue and run back between parallel lines, 65 feet west of and parallel to the westerly margin of Bronte Avenue, 155 feet to the south margin of Lot No. 80.

BEING the same property conveyed to Wilner Prophete and Josiane Prophete by deed from Bettie J. Hoard, of record in Book 10512, Page 621, dated June 27, 1997, 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 Book 332, Page 44, 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 1211 Litton Avenue, 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 1st day of December, 2014.

Wilner Prophete
Wilner Prophete

Josiane Prophete
Josiane Prophete

BILL GARRETT, Davidson County
Trans:T20140090515 DEEDWARR
Recvd: 12/03/14 11:08 2 pgs
Fees:13.00 Taxes:259.00
20141203-0110825

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 Wilner Prophete and Josiane Prophete, 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 1st day of December, 2014.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN