WARRANTY DEED

JAMIE C. POLK
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 $ 27,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of December, 2014

Notary Public:

MY COMMISSION EXPIRES: 5/5/15
(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		07103011900
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

Robert L. Scruggs, Trustee of The Kingston Street Trust

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 the East one-half of Lot No. 151 on the Map of J.B. Haynie's Oriental Subdivision of record in Plat Book 161, Pages 26 and 27, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

The said Easterly half of Lot No. 151 fronts 50 feet on the South side of King Street (now Kingston Street) and runs back between parallel lines 140 feet to an alley.

Being part of the same property conveyed to Robert L. Scruggs, Trustee of the Kingston Street Trust by Quitclaim Deed from Property Savers, LLC, of record in Instrument 20141017-0095951, dated October 14, 2014, Register's Office for said County. See also deed of record in Instrument 20140421-0032678, said Register's Office.

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 161, Pages 26 and 27, 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 124 Kingston Street, 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 18th day of December, 2014.

Robert L. Scruggs, Trustee of The Kingston Street Trust

BY: Robert L Scruggs, Trustee
Robert L. Scruggs, Trustee

BILL GARRETT, Davidson County
Trans:T20140095006 DEEDWARR
Recvd: 12/23/14 13:01 2 pgs
Fees:13.00 Taxes:99.90

20141223-0117409

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 Robert L. Scruggs, Trustee of the Kingston Street Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Trustee of the Kingston Street Trust, and as such Trustee, he is authorized to execute this instrument on behalf of the Trust.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of December, 2014.

My Commission Expires: 5-2-2016 Angela K. Robertson
Notary Public

