WARRANTY DEED

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 249,900.00

X Derek N Garten
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 7-2-18
(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:
Derek N. Garten	SunTrust Mortgage	Parcel ID:
1633 Arthur Ave.	980 Hammond Drive, Ste. 600	08112008600
Nashville, TN 37208	Atlanta, GA 30328	

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

Kudzu Real Estate, Inc.

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Derek N. Garten and wife, Amy M. Garten
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 southerly 35 feet of Lot No. 373 on the Plan of McGavock's Town North Nashville, of record in Book 21, Page 23, Register's Office for Davidson County, Tennessee.

Said property fronts 35 feet on the southwesterly margin of Arthur Avenue, formerly Wetmore Avenue, and extends back between parallel lines, 150 feet to the easterly margin of 11th Avenue North, formerly Fillmore Avenue.

Being the same property conveyed to Kudzu Real Estate, Inc. by deed from Fred Goodner, Jr. and Terry Wayne Goodner and Dera Rena Dowell and Raymond Alan Goodner and Michael Eugene Goodner, Heirs at Law of Mary E. Goodner, of record in Instrument 20140310-0019867, said Register's Office, dated March 7, 2014. See also Quitclaim Deed of record in Book 10237, Page 226, said Register's Office, dated August 15, 1996, and Deed of record in Book 5746, Page 428, said Register's Office, dated April 25, 1981.

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 21, Page 23, 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 1633 Arthur Ave., Nashville, TN 37208

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 22nd day of December, 2014.

Kudzu Real Estate, Inc.

BY: _____
Robert B. Potter
President

BILL GARRETT, Davidson County
Trans:T20140096013 DEEDWARR
Recvd: 12/23/14 13:08 2 pgs
Fees:13.00 Taxes:924.63
20141223-0117417

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Robert B. Potter with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the President respectively of the Kudzu Real Estate, Inc. the within named bargainer, and corporation, and that he/she as such President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Robert B. Potter as such President.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of December, 2014.

My Commission Expires: 8/23/16

Notary Public

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