WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150003048 DEEDWARR
Recvd: 01/13/15 12:25 2 pgs
Fees:13.00 Taxes:44.40

20150113-0003547

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 $ 12,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of January, 2015

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.	Kudzu Real Estate, Inc.	Parcel ID:
203 Point East Drive	203 Point East Drive	09206029600814
Nashville, TN 37216	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

William Frank Pillow, Beverly Pillow McDonald, Deborah Pillow Searcy, Andrea B. Pillow, Lisa Che're Scott, and Carmen P. Smith, Heirs of the Estate of Mabel Pillow

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:

Certain property in the State of Tennessee, Davidson County, described as follows, to wit:

Beginning at a point in the east line of 31st Ave. North 210 feet southerly from an iron pin at the S.E. corner of 31st Ave. North and Zolliecoffer Street said point being the S.W. corner of a lot sold by grantor herein to Wilburn R. Holbert and wife, July 24, 1965, thence easterly along the southerly line of said Holbert Lot 224 but more or less to a deed line same being the westerly line of a lot sold by Richard D. West to John Henry Buchanan October 16, 1944; thence southerly along said Buchanan Line 50 feet to a point on said line; thence in a westerly direction 224 feet more or less to a point or easterly line of 31st Ave. North fifty feet south of beginning corner; thence northerly along the easterly margin of 31st Ave. North 50 feet to the point of beginning

Included in the above description but specifically excluded therefrom is the following tract;

Being a part of tract of 5 acres and 29 poles of land shown on the plan of the Matthew Borrow Lands, as of record in Plan Book 1, Page 118, Chancery Court at Nashville, Tennessee, described according to a survey made by Z.J. Wilkinson, Surveyor, as of record in Book 1130, Page 46, Register's Office for Davidson County, Tennessee.

Beginning at a point in the westerly line of that tract of land conveyed to Julia Otey by Phil Cohen et ux by deed dated April 23, 1952, and recorded in Register's Office for Davidson County, Tennessee, in Book 2044, Page 139, said point being the northeast corner of that tract of land conveyed to John L. Driver by his wife, Nannie Duncan Driver, by deed dated December 22, 1956, of record in Register's Office for Davidson County, Tennessee, in Book 2604, Page 631, and the southeast corner of that tract of land conveyed to Henry E. Pillow, Jr. et ux by H. Fineberg by deed dated July 30, 1945, of record in Register's Office for Davidson County, Tennessee, in Book 1324, Page 342; thence with the northerly line of the referred to Driver Tract and the southerly line of the referred to Pillow Tract S 81 degrees 52 minutes 44 seconds W 21.81 feet to a point; thence N 23 degrees 09 minutes 33 seconds East 58.46 feet to a point in the westerly line of the aforesaid Julia Otey Tract also being the northeast corner of the aforesaid Pillow Tract; thence with the westerly line of said Otey Tract and the easterly line of the said Pillow Tract S 1 degrees 35 minutes 28 seconds W 50.69 feet to the point of beginning.

BEING the same property conveyed to Henry E. Pillow, Jr. and wife, Mabel Pillow by deed of record in Book 1324, Page 342, Register's Office for said County. The said Henry E. Pillow, Jr. died May 12, 1974 and the title was vested in Mabel Pillow as surviving tenant by the entirety. The said Mabel Pillow died intestate on June 6, 1988, leaving William Frank Pillow, Beverly Pillow McDonald, Deborah Pillow Searcy and Henry Lee Pillow, III, Heirs as Grantors herein. The said Henry Lee Pillow, III died intestate on October 10, 2013 leaving Andrea B. Pillow, Lisa Che're Scott and Carmen P. Smith as Heirs.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees.

Power of Attorney of record in Instrument 20150113-0003545 and Instrument 20150113-0003546, 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 814 31st Avenue N., Nashville, TN 37209

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 9th day of January, 2015.

William Frank Pillow

Beverly Pillow McDonald by Deborah Pillow Searcy

Beverly Pillow McDonald by Deborah Pillow Searcy, Attorney in Fact

Deborah Pillow Searcy

Andrea B. Pillow

Lisa Che're Scott by Andrea B. Pillow

Lisa Che're Scott by Andrea B. Pillow, Attorney in Fact

Carmen P. Smith

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 William Frank Pillow, Deborah Pillow Searcy, Andrea B. Pillow, and Carmen P. Smith, 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 9th day of January, 2015.

My Commission Expires: 8/23/16

Notary Public

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

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, Andrea B. Pillow, 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 on behalf of, Lisa Che're Scott as his/her/their Attorney in Fact as the free act and deed of the within named Lisa Che're Scott.

Witness my hand and official seal at Nashville, Tennessee the 9th day of January, 2015.

My Commission Expires: 8/23/16

Notary Public

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

STATE OF TENNESSEE
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the with inamed Deborah Pillow Searcy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they exeucted the with instrument on behalf of Beverly Pillow McDonald as his/her/their Attorney in Fact as the free act and deed of the within named Beverly Pillow McDonald.

Witness my hand and official seal at Nashville, Tennessee, the 9th day of January, 2015.

My Commission Expires: 8/23/16

Notary Public

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