# 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: ~~$~~ ~~12,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of February, 2015

Notary Public:

MY COMMISSION EXPIRES: 5/6/15
(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. | Kudzu Real Estate, Inc. | Parcel ID: |
| 203 Point East Dr. | 203 Point East Drive | 133160A07600CO |
| 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

**James Kenneth Wilks Wright, 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:

LAND in Davidson County,Tennessee, being Unit No. G-13, on the Plan of Harding Glen Condominiums (formerly known as Barcelona Condominiums), created under Title 66, Chapter 27, Sections 101, et.seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6400, Page 801, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Barcelona Condominium as set forth in Exhibit A-2 of this Master Deed for a more complete identification and description of such unit.

Being the same property conveyed to James Kenneth Wilks Wright by Quitclaim Deed from Brad Warren and Brett Warren of record in Instrument 20120306-0019565, said Register's Office, dated March 5, 2012. See also deed of record in Instrument 20070716-0084091, said Register's Office.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 6400, Page 801 amended in Book 9397, Page 814; Book 11509, Page 965; Instrument 20010329-0030288; 20070926-0114999; Book 6400, Page 844 amended in Book 9723, Page 68 and Book 11509, Page 966, said Register's Office.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 6400, Page 801, 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 270 Tampa Drive, Unit G-13, Nashville, TN 37211

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 6th day of February, 2015.

James Kenneth Wilks Wright

BILL GARRETT, Davidson County
Trans:T20150010265 DEEDWARR
Recvd: 02/10/15 10:18 2 pgs
Fees:13.00 Taxes:44.40
20150210-0012180

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 James Kenneth Wilks Wright, 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 6th day of February, 2015.

My Commission Expires: 8/23/16

Notary Public

