WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,000.00

Affiant

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

Notary Public:

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20150016741 DEEDWARR
Recvd: 03/09/15 10:55 2 pgs
Fees:13.00 Taxes:129.50
20150309-0019811

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:
Susan E. Campbell	Susan Phillips	Parcel ID:
1755 Players Mill Road	1755 Players Mill Road	08111053600/08111053700
Franklin, TN 37067	Franklin, TN 37067	

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
Susan E. Campbell , married, as her sole and separate property
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 northerly half of Lot No. 182 on the Plan of McGavock, Wetmore and Others' Second Addition to Nashville, called the Addition to the Town of McGavock, of record in Book 21, Page 41, Register's Office for said County.

Said part of Lot No. 182 fronts 50 feet on the westerly side of 12th Avenue North, formerly Florence Street, and runs back between parallel lines 154 feet to an alley.

Included, but specifically excluded from the above conveyance is the following described property of record in Book 1877, Page 174, said Register's Office:

Land in Davidson County, Tennessee, being the southerly 40 feet of the northerly half of Lot No. 182 of the Plan of McGavock, Wetmore and Others' Second Addition to Nashville, entitled the Addition to the Town of McGavock, of record in Book 21, Page 41, Register's Office for said County.

Said part of Lot No. 182 fronts 40 feet on the westerly side of 12th Avenue North, formerly Florence Street, and runs back between parallel lines 154 feet to an alley, being part of the property conveyed to Sam Garfinkle by deed from Era Oldham Gray and husband, John Gray, of record in Book 1855, Page 367, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Kudzu Real Estate, Inc. by deed from Robert (Bobby) M. Garfinkle, Individually and Robert (Bobby) M. Garfinkle, Trustee of the Eva R. Garfinkle Family Trust, of record in Instrument 20140728-0066518, dated July 25, 2014, Register's Office for said County.

and

LAND in Davidson County, Tennessee, being the southerly 31 feet of Lot No. 183 on the Plan of McGavock, Wetmore and Others' Second Addition to Nashville, as of record in Book 21, Page 41, Register's Office for said County.

Said part of Lot No. 183 fronts 31 feet on the westerly side of 12th Avenue North, formerly Florence Street, and runs back between parallel lines 154 feet to an alley.

BEING the same property conveyed to Kudzu Real Estate, Inc. by deed from Allen H. Freemon and wife, Barbara S. Freemon, of record in Instrument 20140623-0054345, dated June 20, 2014, Register's Office for said County.

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 21, Page 41, 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 0 12th Ave. N./ 1631 12th Ave. N., 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 6th day of March, 2015.

Kudzu Real Estate, Inc.

BY: _____
Robert B. Potter
President

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 6th day of March, 2015.

My Commission Expires: 8/23/16 _____
Notary Public

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