Box 8

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20150023997 DEEDWARR
Recvd: 04/01/15 14:03 2 pgs
Fees:13.00 Taxes:268.25
20150401-0028315

W & I Ref: () Title No.: 57355
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
West Nashville Living, LLC 700 51st Avenue North Nashville, TN 37209	New Owner

TAX MAP PARCEL NUMBERS: 09102014300

WARRANTY DEED

(Corporate)

FOR AND IN CONSIDERATION of the sum of **$72,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kudzu Real Estate, Inc.**, a Tennessee corporation, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **West Nashville Living, LLC, a Tennessee limited liability company,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being the westerly 25 feet of Lot No. 7 of Block 10, on the Map of Cherokee Park Subdivision of record in Book 161, Page 75, Register's Office for said County.

Said part of Lot No. 7 fronts 25 feet on the northerly side of Louisiana Avenue and runs back between parallel lines 150 feet to an alley.

Being part of the same property conveyed to Kudzu Real Estate, Inc. by Warranty Deed from William L. Renick, Jr., unmarried, dated June 13, 2013, recorded June 14, 2013 in Instrument No. 20130614-0061021, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 161, Page 75, said Register's Office.

This is improved property, known as 6106 Louisiana Avenue, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 1st day of April, 2015.

Kudzu Real Estate, Inc.

By: Robert Potter, President

State of Tennessee

County of Davidson

Before me, the undersigned, personally appeared, **Robert Potter,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as **President** (or other officer authorized to execute this instrument) of **Kudzu Real Estate, Inc.**, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Davidson County Tennessee this the 1st day of April, 2015.

Notary

My Commission Expires: _____

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

State of Tennessee

County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $72,500.00.

Affiant

Sworn and subscribed before me this 1st day of April, 2015.

Notary

My Commission Expires: _____

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Ex: 01-24-2017