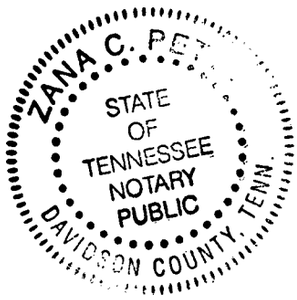
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 88,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23rd day of April, 2015

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:
Kudzu Real Estate, Inc.	Kudzu Real Estate, Inc.	Parcel ID:
203 Point East Dr.	203 Point East Drive	09401041400
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

Marshall Harper and Wilma Doris Brown, Heir of the Estate of Joyce Ann Jennings

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:

BEING Lot No. 86, on the Plan of Shelby Village No. Two, as of record in Book 1835, Page 48, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Marshall Harper and Joyce A. Jennings by deed from Secretary of Housing and Urban Development, of record in Book 8915, Page 804, dated April 8, 1993, Register's Office for said County. The said Joyce A. Jennings died on December 24, 2008 leaving as Sole Heir her sister Wilma Doris Brown.

This conveyance is subject to Restrictive Covenants of record in Book 2015, Page 639, Register's Office for said County.

Power of Attorney of record in Instrument 20150504-0040118 ***, 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 1835, Page 48, said Register's Office.

*** and 20150504-0040119

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 09401041400713 South 15th Street, Nashville, TN 37206

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 23rd day of April, 2015.

Marshall Harper by James Perry Atty in fact
Marshall Harper by James Perry, Attorney in Fact

Wilma Doris Brown by James Perry Atty in fact
Wilma Doris Brown by James Perry, Attorney in Fact

BILL GARRETT, Davidson County
Trans:T20150033900 DEEDWARR
Recvd: 05/04/15 12:53 2 pgs
Fees:13.00 Taxes:325.60
20150504-0040120

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 Perry, 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 Marshall Harper and Wilma Doris Brown as his/her/their Attorney in Fact as the free act and deed of the within named Marshall Harper and Wilma Doris Brown.

Witness my hand and official seal at Nashville, Tennessee the 23rd day of April, 2015.

My Commission Expires: 7.2.18

Notary Public

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