WARRANTY DEED

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 123,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25th day of June, 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:
Eric Cook	Eric Cook	Parcel ID:
5130 Clarksville Hwy.	5130 Clarksville Hwy.	08102015500
Whites Creek, TN 37189	Whites Creek, TN 37189	

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
Eric Cook , married
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 real estate in Davidson County, Tennessee, as follows:

Tract 1: Being Lot 25 on the Map of John A. Bell's Subdivision of the Mary J. Fox land, of record in Book 332, Page 41, said Register's Office. Said Lot 25 fronts 50 feet on the southerly side of Howard Street, sometimes called Coward Street, and runs back between parallel lines 142 feet to an alley.

Tract 2: Being Lot 24 on the Map of John A. Bell's Subdivision of the Mary J. Fox land, of record in Book 332, Page 41, said Register's Office. Said Lot 24 fronts 50 feet on the southerly side of Howard Street, sometimes called Coward Street and runs back between parallel lines 142 feet to an alley.

Tract 3: Being Lots 26 and 27 on the Map of John A. Bell's Subdivision of the Mary J. Fox land, of record in Book 332, Page 41, said Register's Office. Said Lots adjoin and front together 100 feet on the south side of Howard Street and run back between parallel lines 142 feet to an alley.

BEING the same property conveyed to Kudzu Real Estate, Inc. by deed from Nader Karshenas, of record in Instrument 20150626006158O, 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 332, 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 1715 Pecan Street, 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 25th day of June, 2015.

Kudzu Real Estate, Inc.

BY: _____
Robert B. Potter
President

BILL GARRETT, Davidson County
Trans: T20150051818 DEEDWARR
Recvd: 06/29/15 10:24 2 pgs
Fees: 13.00 Taxes: 455.10
20150629-0062100

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 25th day of June, 2015.

My Commission Expires: 7.2.18

Notary Public

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