WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160012055 DEEDWARR
Recvd: 02/12/16 11:29 2 pgs
Fees:13.00 Taxes:906.50
20160212-0013781

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 245,000.00

Amanda Vaughn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of February, 2016.

ROBIN L FRIEDMAN
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires 07-02-2018

Notary Public

MY COMMISSION EXPIRES: 7/2/2018
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 FREEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Donald M. Mazanowski	New owner	Parcel ID:
35 Depot Road		06111002100
Swanzey, NH 03446		

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
Donald Mazanowski and Jane L. Mazanowski, Trustees of the Mazanowski Revocable Trust of 2010
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 Lot No. 15, of Curley Manor Subdivision, of record in Plat Book 1835, Page 73, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Kudzu Real Estate, Inc. by deed from Steve Michaels, unmarried, of record in Instrument 20150925-0097604, dated September 24, 2015, Register's Office for said County.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 1835, Page 73, 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 911 Matthews Avenue, Nashville, TN 37216

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 8th day of February, 2016.

Kudzu Real Estate, Inc.

BY: _____
Robert B. Potter, President

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. E16-0003

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 oath acknowledged himself to be the President respectively of Kudzu Real Estate, Inc., the within named bargainer, and corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of February, 2016.

My Commission Expires: 7.2.18

Notary Public

