WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 39,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of March, 2016

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 Drive	203 Point East Drive	086110B00300
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

Betty Larson, unmarried

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:

LAND in Davidson County, Tennessee, being Unit No. 1, Building 4, together with Garage No. 4-1-C, in Raintree Village (a condominium), created under Chapter 27, Title 64, of the Tennessee Code Annotated and as established by a Master Deed of record in Book 4753, Page 140; Book 4980, Page 378; Book 5172, Page 77; Book 5165, Page 781; Instrument No. 20040428-0047940, and Instrument No. 20040826-0103606, Register's Office for Davidson County, Tennessee, and as shown on the Plan of Hermitage Woods Condominium Apartments, Phase 2 and 2A, of record in Book 4675, Pages 36-38, and revised in Plat Book 4860, Pages 62-64, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Betty Larson, unmarried, by deed from Donna R. Crask, married, of record in Instrument 20070330-0038110, said Register's Office, dated March 23, 2007.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Book 4753, Page 140 amended in Book 4980, Page 378; Book 5165, Page 781; Book 5172, Page 77; Book 5546, Page 493; Instrument 20040428-0047940; 20040826-0103606; Book 4753, Page 1513 amended in Book 5122, Page 878; Book 6229, Page 970 and Book 10382, Page 596, said Register's Office.

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 Book 4753, Page 140; Book 4980, Page 378; Book 5172, Page 77; Book 5165, Page 781; Instrument 20040428-0047940 and Instrument 20040826-0103606, 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 619 Rockwood Drive, Hermitage, TN 37076

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 28th day of March, 2016.

Betty Larson

BILL GARRETT, Davidson County
Trans:T20160025561 DEEDWARR
Recvd: 03/30/16 10:52 2 pgs
Fees:13.00 Taxes:144.30

20160330-0029892

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 Betty Larson, 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 for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of March, 2016.

My Commission Expires: 2-2-18

Notary Public

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