STATE OF Tennessee
COUNTY OF Davidson

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

BILL GARRETT, Davidson County
Trans:T20160056936 DEEDWARR
Recvd: 07/05/16 12:29 2 pgs
Fees:13.00 Taxes:321.90

20160705-0068441

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June, 2016.

Notary Public
MY COMMISSION EXPIRES: 3-20-16
File No. G16-5359D

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Kudzu Real Estate, Inc. (NAME)	Same (NAME)	04311009900
203 Point East Drive (STREET ADDRESS)	203 Point East Dr (STREET ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Nashville TN 37216 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Roy D. Ferrell and Adele Ferrell, Trustee under the Revocable Trust Agreement of Roy D. Ferrell and Adele Ferrell, dated December 21, 2015,** HEREINAFTER CALLED THE GRANTORS, HAVE 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. 105 in an unrecorded plan of Block No. 1 of record in Plan Book 1130, Page 28, Register's Office for said County.

SAID lot beginning on the west margin of MacArthur Drive 862.08 feet from a monument on the northwest corner of Old Hickory Blvd. and MacArthur Drive; thence westwardly along the common lines of lots Nos. 104 and 105, 150.6 feet to a point; thence northwardly 100 feet to a point; thence eastwardly along the common lines of lots Nos. 105 and 106, 146.1 feet to a point of the west margin of MacArthur Drive; thence southwardly 100 fete along said margin to a point of beginning.

BEING the same property conveyed to Roy D. Ferrell and Adele Ferrell, Trustee under the Revocable Trust Agreement of Roy D. Ferrell and Adele Ferrell, dated December 21, 2015 from Roy D. Ferrell and wife, Adele Ferrell, by Deed of Correction dated April 20, 2016, as Instrument No. 20160506-0044963, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 1130, page 28, Register's Office for Davidson County, Tennessee.
2. Restrictions as recorded in Book 1428, page 35, Register's Office for Davidson County, Tennessee.
3. Abstract of Trust as recorded in Instrument # 20151228-0130006, Register's Office for Davidson County, Tennessee.

The 2015 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 123 McArthur Drive, Madison, TN 37115.

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. Whenever 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/our hand(s) this 30th day of June, 2016.

ROY D. FERRELL AND ADELE FERRELL,
TRUSTEE UNDER THE REVOCABLE TRUST
AGREEMENT OF ROY D. FERRELL AND
ADELE FERRELL, DATED DECEMBER 21, 2015

By: X Roy D. Ferrell
Roy D. Ferrell, Trustee

June 30, 2016
Date

ROY D. FERRELL AND ADELE FERRELL,
TRUSTEE UNDER THE REVOCABLE TRUST
AGREEMENT OF ROY D. FERRELL AND
ADELE FERRELL, DATED DECEMBER 21, 2015

By: Adele Ferrell
Adele Ferrell, Trustee

June 30, 2016
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Roy D. Ferrell and Adele Ferrell, Trustees for The Revocable Trust Agreement of Roy D. Ferrell and Adele Ferrell, dated December 21, 2015, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Trustee of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of June, 2016.

My Commission Expires: 3/27/18

MICHAEL T. MOSER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066