WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160088604 DEEDWARR
Recvd: 10/07/16 11:33 2 pgs
Fees: 13.00 Taxes: 111.00
20161007-0106350

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of October, 2016.

Notary Public: Crystal Edde

MY COMMISSION EXPIRES: 7/3/2017

(AFFIX SEAL)

CRYSTAL EDDE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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	SEE BELOW
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

Harding Corporation

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 Nos. 79, 80, 81, 82 and 83, on the Plan of Trinity Hills Village, Section One, Second Addition, as of record in Book 4175, page 79, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Harding Corporation by Quitclaim Deed from P.H.P. Ministries, Inc., Trustee and P.H.P. Ministries, Inc. and Park Preserve Associates, L.P. of record in Instrument 20050812-0095764, said Register's Office, dated August 9, 2005. See also Trustee's Deed of record in Instrument 20030708-0093788, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 4326, Page 653, Register's Office for said County.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Book 4175, Page 79, said Register's Office.

Parcel ID's: 060-13-0-090.00, 060-13-0-091.00, 060-13-0-092.00, 060-13-0-093.00, and 060-13-0-094.00

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 516,520,521,525,529 Combs Terrace, Nashville, TN 37207

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 6th day of October, 2016.

Harding Corporation

BY: _____
Stan Hardaway
President

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Stan Hardaway 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 Harding Corporation 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 Stan Hardaway as such President.

Witness my hand and official seal at Nashville Tennessee, this 6th day of October, 2016.

My Commission Expires: 7/3/2017

Notary Public Crystal Eddie

CRYSTAL EDDIE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY