WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160094546 DEEDWARR
Recvd: 10/26/16 11:13 2 pgs
Fees:13.00 Taxes:11.10
20161026-0113138

PATRICIA NICHOLS 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 $ ~~3,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of October, 2016

Notary Public:

MY COMMISSION EXPIRES: 5/5/20
(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	05900022000
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

CMH Homes, Inc.

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 a tract of land lying in the 12th Civil District of Davidson County, Tennessee, said tract further described as being Lot 13 on the unrecorded subdivision of the Marshall Waters Land.

Beginning at a point lying on the Easterly margin of Knight Road said point further described as being the Northwest corner of the Rogers Group, Inc. property as of record in Instrument No. 2006121101552626, Register's Office of Davidson County, Tennessee; thence leaving said property of Rogers and running with the said margin of Knight North 3 degrees, 11 minutes, 43 seconds East a distance of 100 feet to a point thence leaving the said margin of Knight and running South 89 degrees, 30 minutes 00 seconds East a distance of 428.24 feet to a point lying on the westerly line of Claymille Station, Phase 1, as of record in Book 6900, Page 322, Register's Office of Davidson County, Tennessee; thence running with the said line of Claymille Station South 03 degrees, 41 minutes, 41 seconds West a distance of 100.04 feet to a point lying at the Northeast corner of the said Rogers property; thence leaving the line of Claymille station and running with the Northerly line of the said Rogers property North 89 degrees, 30 minutes, 00 seconds west a distance of 42.37 feet to the point of beginning.

BEING the same property conveyed to CMH Homes, Inc. by Quitclaim Deed from Vanderbilt Mortgage and Finance, Inc., of record in Instrument 20110316-0020583, dated March 11, 2011, Register's Office for said County.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and paid by the Grantors.

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 (X)

This is Improved ( ) property, known as 2907 Knight Drive, 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 25th day of October, 2016.

CMH Homes, Inc.

BY: _____
Greg Hayes
Manager

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Greg Hayes 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 Manager respectively of the CMH Homes, Inc. the within named bargainer, and corporation, and that he/she as such Manager being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Greg Hayes as such Manager.

Witness my hand and official seal at Nashville, Tennessee this 25th day of October, 2016.

My Commission Expires: 5/5/20 _____
Notary Public

