WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 145,900.00

Michael John Muro
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of December, 2016.

Notary Public:

MY COMMISSION EXPIRES: 5/6/20
(AFFIX SEAL)

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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:
Michael John Muro	BancorpSouth Bank	Parcel ID:
123 McArthur Dr.	5217 Maryland Way	04311009900
Madison, TN 37115	Brentwood, TN 37027	

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
Michael John Muro , an unmarried person
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 Davidson County, Tennessee.

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 feet along said margin to a point of beginning.

BEING the same property conveyed to Kudzu Real Estate, Inc. by deed from Roy D. Ferrell and Adele Ferrell, Trustee under the Revocable Trust Agreement of Roy D. Ferrell and Adele Ferrell, dated December 21, 2015, of record in Instrument 20160705-0068441, dated June 30, 2016, Register's Office for said County. See also previous deed of record in Instrument 20160506-0044963, dated April 20, 2016 and deed of record in Instrument 20151228-0130007, dated December 28, 2015, 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 Plan Book 1130, Page 28, 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 123 McArthur Dr., 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. 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 5th day of December, 2016.

Kudzu Real Estate, Inc.

BY: _____
Robert B. Potter
President

BILL GARRETT, Davidson County
Trans:T20160107013 DEEDWARR
Recvd: 12/06/16 09:38 2 pgs
Fees:13.00 Taxes:539.83
20161206-0127757

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/her oath acknowledged himself/herself to be the President respectively of the Kudzu Real Estate, Inc. 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 Robert B. Potter as such President.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of December, 2016.

My Commission Expires: 5/5/20

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.