BILL GARRETT, Davidson County
Trans:T20170020307 DEEDWARR
Recvd: 03/09/17 09:51 4 pgs
Fees:23.00 Taxes:284.90
20170309-0023315

THIS INSTRUMENT PREPARED BY
First Choice Title, Inc.
9408 Apison Pike, Ste 182
Ooltewah, TN 37363
FCT 1702053

Owner	Send Tax Bills To	Map Parcel No.
Kudzu Real Estate Inc. **203 Point East Drive** **Nashville, TN 37216**	**Same as Owner**	**034-13-0-332.00 &** **034-13-0-196.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) CASH, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **WE, JONATHAN MONROE AND DANA PATTISON, SOLE HEIRS AT LAW OF ROGER D. MONROE, DECEASED, WHOSE ESTATE IS PROBATED UNDER CASE NO. 16-P-2130, IN THE CIRCUIT COURT FOR DAVIDSON COUNTY AT NASHVILLE, PROBATE DIVISION, Grantors,** do hereby sell, transfer, and convey to **KUDZU REAL ESTATE INC., A TENNESSEE CORPORATION, Grantee**, its successors and assigns, the following described real estate, to-wit:

TRACT I: Land in Davidson County, Tennessee, being Lot Nos. 35 and 36, Block G on the Plan of East Lawn, a Subdivision of Part of Edgemeade Farm of record in Plat Book 547, Pages 153-154, in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same conveyed to Roger D. Monroe by Deed from Flen F. Nabors and wife, Nancy Nabors, of record in Book 9690, Page 435, in the said Register's Office, dated May 26, 1995. The said Roger D. Monroe died intestate on October 24, 2016, leaving as Sole Heirs the Grantors herein. See also Probate No. 16P2130, Probate Court of Davidson County, Tennessee. See Affidavits of Heirship of record in Instrument 20170309-0023314, ~~and Instrument~~ XXXXXXXXXXXXXXXXXXXXXXXXXX, said Register's Office.

TRACT II: Land in Davidson County, Tennessee, being Lot No. 37, Block G on the Plat of East Lawn, a Subdivision of Part of Edgemeade Farm of record in Plat Book 547, Pages 153-154, in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 37 fronts 50 feet on the Easterly side of Florence Avenue and extends back between parallel lines 120 feet to a dead line on which it measures 50 feet.

Being the same conveyed to Roger D. Monroe by Deed from Sally J. Lichtenberg Payne and husband, Joseph R. Payne, of record in Book 9677, Page 310, in the said Register's Office, dated May 15, 1995. The said Roger D. Monroe died intestate on October 24, 2016, leaving as Sole Heirs the Grantors herein. See also Probate No. 16P2130, Probate Court of Davidson County, Tennessee. See Affidavits of Heirship of record in Instrument 20170309-0023314, ~~and Instrument~~ XXXXXXXXXXXXXXXXXXXXXXXXXX, said Register's Office.

TOGETHER WITH all rights appurtenant to said property to Grantee forever in FEE SIMPLE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restrictions of record in Book 1710, Page 165, in the Register's Office of Davidson County, Tennessee, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607, of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.

Any and all matters, including but not limited to Conditions, Restrictions, Reservations, Limitations, Easements, Stipulations, Notes, etc., as set out on plan of record in Plat Book 547, Pages 153-154, in the Register's Office of Davidson, Tennessee.

Any governmental zoning and subdivision ordinances or regulations in effect thereon.

TAXES for the year 2017 are prorated between the parties hereto as of the date of this instrument and will be paid by the Grantee herein.

AND I, JONATHAN MONROE, as Administrator of the said Estate of Roger D. Monroe, pursuant to Letters of Administration issued January 12, 2017, do hereby quitclaim and release any right, title, claim or interest of the said Estate in and to the herein described property unto the said Grantee, and by execution of this deed, do release any right as Administrator to recover the property herein described in the event of the subsequent insolvency of the decedent's Estate.

TO HAVE AND TO HOLD said real estate unto **KUDZU REAL ESTATE INC., A TENNESSEE CORPORATION, Grantee,** its successors and assigns, forever in fee simple.

Grantors covenant and represent that they are lawfully seized and possessed of said real estate, that they have full power and lawful authority to sell and convey the same, that title to said property is free, clear, and unencumbered, except as herein set forth, and that Grantors will forever warrant and defend the same against all lawful claims.

IN WITNESS WHEREOF, Grantors have executed this deed on the 3rd day of March, 2017.

JONATHAN MONROE, HEIR AT LAW OF ROGER D. MONROE

JONATHAN MONROE, ADMINISTRATOR OF THE ESTATE OF ROGER D. MONROE

****See attached for additional signature**

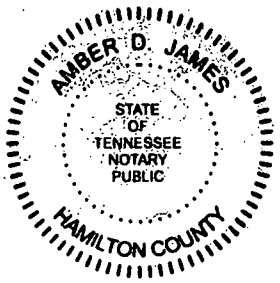
STATE OF TENNESSEE
COUNTY OF HAMILTON

On this the 3rd day of March, 2017, before me personally appeared **JONATHAN MONROE**, to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument on behalf of himself and who acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal.

Notary Public

My commission expires: 12/13/20



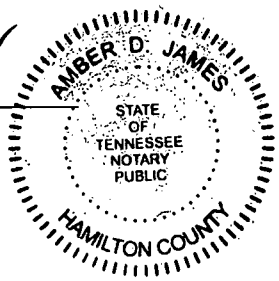
STATE OF TENNESSEE
COUNTY OF HAMILTON

On this the 3rd day of March, 2017, before me personally appeared **JONATHAN MONROE, ADMINISTRATOR OF THE ESTATE OF ROGER D. MONROE, DECEASED,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purposes therein contained and who acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal.

Notary Public

My commission expires: 12/13/20



STATE OF TENNESSEE
COUNTY OF Davidson

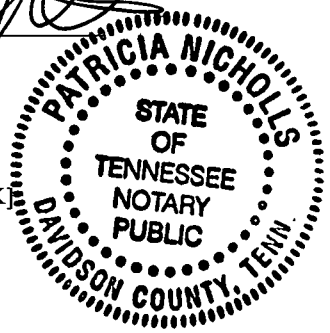
I hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $77,000.00.

Grantee/Affiant

Subscribed and sworn to before me this the 8th day of March, 2017.

Notary Public

My commission expires: 5/5/20



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Grantor Signature Page

Dana Pattison

DANA PATTISON, HEIR AT LAW OF ROGER D. MONROE

STATE OF Texas
COUNTY OF Harrison

On this the 3 day of March, 2017, before me personally appeared **DANA PATTISON**, to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument on behalf of themselves and who acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notarial Seal.

C. KAY SCUDDAY
Notary Public, State of Texas
My Commission Expires
July 17, 2019

C Kay Scudday
Notary Public

My commission expires:

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