BILL GARRETT, Davidson County
Trans:T20170043150 DEEDWARR
Recvd: 05/22/17 09:52 2 pgs
Fees:13.00 Taxes:203.50
20170522-0050351

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Davidson
The actual consideration or value, whichever is greater, for this transfer is $55,000.00.

Affiant

Subscribed and sworn to before me, this 19th day of May, 2017.

Notary Public
My commission expires: 3/10/19

05-1705-67124

Address of New Owner:	Send Tax Bills to:	Tax Information:
Kudzu Real Estate Inc.	Kudzu Real Estate, Inc.	043-01-0-016.00
203 Point East Drive	203 Point East Drive	and
Nashville, TN 37216	Nashville, TN 37216	043-01-0-017.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Peggy Joyce Davis, a single woman,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Kudzu Real Estate Inc., a Tennessee Corporation,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot Nos. 17 and 18, of Block "D", on the map of East Lawn, of record in Book 547, Pages 153 and 154, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to W. T. Davis and wife, Ethel P. Davis by deed from Douglas Lane and wife, Elsie Lane, dated August 29, 1953, recorded September 11, 1953, of record in Book 2196, Page 301, Register's Office for Davidson County, Tennessee. Ethel P. Davis predeceased her husband, W. T. Davis, vesting the said W. T. Davis with fee ownership of the whole property as the surviving spouse. W. T. Davis died testate on October 10, 2003. Under the Will of William T. Davis, all of said property was given and devised to his only issue, Bobbie Faye Saddler and Peggy Joyce Davis. Said Will was admitted to probate in the Probate Court for Davidson County, Tennessee, Case No. 04P-484, and is of record in Volume 5595, Page 1438649 of the Minutes of said Court, and a certified copy of same is of record as Instrument No. 20041108-0134562, Register's Office for Davidson County, Tennessee.. W. T. Davis and William T. Davis are one and the same person.

Further being part of the same property conveyed to Peggy Joyce Davis by Quitclaim Deed from Bobby Faye Saddler and Albert W. Sadler, dated November 12, 2004, recorded November 16, 2004, of record in Instrument No. 20041116-0137610, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is unimproved property known as 117 and 119 Elmore Avenue, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 19th day of May, 2017.

Peggy Joyce Davis

Peggy Joyce Davis

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Peggy Joyce Davis,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 19th day of May, 2017.

Notary Public
State of Tennessee at Large

My Commission expires: 10-20-19

BRANDON W. LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD