Kudzu

WARRANTY DEED

Bridge Trust Title
4400 Harding Pike #400
Nashville, TN 37205
B Coffey
C 518001201

REGINA E. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-10-2019

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 439,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of May, 2017

Regina E. Harris
Notary Public

MY COMMISSION EXPIRES: 03/10/2019
(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:
Brendon Sherwood	Brendon Sherwood	Parcel ID:
3111 Hydes Ferry Road	3111 Hydes Ferry Rd	08004001200
Nashville, TN 37218	Nashville TN 37218	

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
Brendon Sherwood , unmarried
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. 8 on the Plan of Hyde Park Subdivision, Section I, of record in Plat Book 2900, Page 147, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the southwesterly margin of Old Hydes Ferry Pike, the common corner of Lots 7 and 8; thence with the line between said lots, southwestardly 214 feet to a point; thence southeastwardly 192 feet to a point in the northwesterly margin of River Drive; thence with the margin of the same, north eastwardly 189 feet to a point, the beginning of a curve; thence northwardly around said curve 39.3 feet to a point in the southwesterly margin of Old Hydes Ferry Pike; thence with the margin of the same, northwestwardly 167 feet to the beginning.

Being the same property conveyed to Kudzu Real Estate, Inc. by deed from Leitha Wayman Dies and Jessica Robin Timpani, Devisees under the Will of James E. Wayman, Jr., of record in Instrument 20150716-0069179, said Register's Office, dated July 14, 2015.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2900, Page 147, 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 3111 Hydes Ferry Road, Nashville, TN 37218

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.

BILL GARRETT, Davidson County
Trans:T20170043648 DEEDWARR
Recvd: 05/23/17 09:54 2 pgs
Fees:13.00 Taxes:1627.63
20170523-0051010

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

Kudzu Real Estate, Inc.

BY: _____
Robert B. Potter
President

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority, 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 of Kudzu Real Estate, Inc. the within named bargainer, a 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 19th day of May, 2017.

My Commission Expires: 3/10/19

_____
Notary Public

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