WARRANTY DEED

PATRICIA NICHOLLS
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 $ 262,228.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of May, 2017

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:
Lou Taylor, Trustee	Lou Taylor, Trustee	Parcel ID:
11 Music Circle South	11 Music Circle South	13402001200
Nashville, TN 37203	Nashville, TN 37203	

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
Lou Taylor, Trustee of the Yellow Brick Road Trust, under Trust Agreement dated May 8, 2017
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:

LAND in Davidson County, Tennessee, being Lot No. 6 on the Map of Airport Acres, not of record, described according to a survey made by Raymond E. Binkley, Surveyor, dated January 4, 1981, as follows:

Beginning at an iron pin in the southerly margin of Currey Road, being the common front corner of Lots Nos. 6 and 7 on said Map and being the northeast corner of the herein described lot and being the northwest corner of the property conveyed to Bridges Montgomery, et ux of record in Book 3968 at page 459, Register's Office for Davidson County, Tennessee; thence south with the common line between said Lots Nos. 6 and 7, 1,289.6 feet to a point; thence west 100 feet to a point, said point being the southeasterly corner of the property conveyed to Lawrence Gibbs, et ux, of record in Book 3935 at page 226, Register's Office for Davidson County, Tennessee; thence with the line between Lot Nos. 5 and 6 on said Map, north 1,289.5 feet to an iron pin in the southerly margin of Currey Road; thence east 100 feet to the point of beginning.

Being the same property conveyed to Kudzu Real Estate, Inc. by deed from Mary Patricia Madeline, Devisee under the Will of Paul Henry Madeline of record in Instrument 20160831-0091405, Register's Office for said County, dated August 25, 2016.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and assumed by the Grantees.

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 1295 Currey Road, Nashville, TN 37217

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:T20170045050 DEEDWARR
Recvd: 05/26/17 12:13 2 pgs
Fees:13.00 Taxes:970.24
20170526-0052709

Witness my hand this 24th day of May, 2017.

Kudzu Real Estate, Inc.

BY:_____
Robert B. Potter
President

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 24th day of May, 2017.

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

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