Prepared By:
Return To:
Metropolitan Title, Inc.
2002 [illegible] Rd., Ste 203-A
[illegible]

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170065877 DEEDWARR
Recvd: 08/01/17 11:23 2 pgs
Fees: 13.00 Taxes: 66.60

20170801-0077940

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 18,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2017

Notary Public

MY COMMISSION EXPIRES: 09-11-2017
(AFFIX SEAL)

SHIRA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-11-2017

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:
Double T Capital Management,LLC	NEW OWNER	Parcel ID:
1452 Ocoee Trl.	2197 Nolensville Pk #311	06302016300
Madison, TN 37115	Nashville, TN 37211	

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

Double T Capital Management, LLC

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. 92 on the Map of Nawakwa Hills Powwow Addition, Section No. 3, as of record in Book 974, Page 25, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said lot.

Being the same property conveyed to Kudzu Real Estate, Inc. by deed from Brent Dorris, married, of record in Instrument 20150727-0073334, said Register's Office, dated July 23, 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 974, Page 25, said Register's Office; (3) Metro Government Letter of record in Book 10424, Page 723, 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 (X)

This is Improved ( ) property, known as 1452 Ocoee Trl., 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 27th day of July, 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 oath acknowledged himself to be the President of Kudzu Real Estate, Inc. the within named bargainer, a corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of July, 2017.

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

