WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/02/17 14:40 2 pgs
Fees:13.00 Taxes:81.40
20170802-0078794

DAVIDSON COUNTY DELANA LOWHORN STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 22,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of July, 2017

Notary Public:

MY COMMISSION EXPIRES: 3-8-2021
(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:
Country Club Investors, LLC	Same	Parcel ID:
3102 West End Ave., Ste. 400		05900022000
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
Country Club Investors, 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 a tract of land lying in the 12th Civil District of Davidson County, Tennessee, said tract further described as being Lot 13 on the unrecorded subdivision of the Marshall Waters Land.

Beginning at a point lying on the Easterly margin of Knight Road said point further described as being the Northwest corner of the Rogers Group, Inc. property as of record in Instrument No. 2006121101552626, Register's Office of Davidson County, Tennessee; thence leaving said property of Rogers and running with the said margin of Knight North 3 degrees, 11 minutes, 43 seconds East a distance of 100 feet to a point thence leaving the said margin of Knight and running South 89 degrees, 30 minutes 00 seconds East a distance of 428.24 feet to a point lying on the westerly line of Claymille Station, Phase 1, as of record in Book 6900, Page 322, Register's Office of Davidson County, Tennessee; thence running with the said line of Claymille Station South 03 degrees, 41 minutes, 41 seconds West a distance of 100.04 feet to a point lying at the Northeast corner of the said Rogers property; thence leaving the line of Claymille station and running with the Northerly line of the said Rogers property North 89 degrees, 30 minutes, 00 seconds west a distance of 42.37 feet to the point of beginning.

BEING the same property conveyed to Kudzu Real Estate, Inc. by deed from CMH Homes, Inc., of record in Instrument 20161026-0113138, dated October 25, 2016, Register's Office for said County.

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 Instrument 200612101552625, 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 2907 Knight Drive, Nashville, TN 37207

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 5th day of July, 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 5th day of July, 2017.

My Commission Expires: 2-2-18 _____
Notary Public

ZANA C. PETTY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.

True Copy Certification

I, Dellana Lawhorn, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lawhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19