WARRANTY DEED

Bill Garrett Davidson County
Batch# 36723 DEEDWARR
12/13/2017 11:39:19 AM 2 pgs
Fees: $13.00 Taxes: $675.99

20171213-0127093

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

STATE OF TENNESSEE
COUNTY OF NASHVILLE

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,700.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 5/5/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 17-1129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
James O'Brien Family Properties, LLC	James O'Brien Family Properties, LLC	09102007800
(NAME) 529 12th Street	(NAME) 529 12th Street	
(ADDRESS) Manhattan Beach, CA 90266	(ADDRESS) Manhattan Beach, CA 90266	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED EIGHTY-TWO THOUSAND SEVEN HUNDRED AND NO/100 DOLLARS ($182,700.00), 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, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
JAMES O'BRIEN FAMILY PROPERTIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY,
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 part of Block "B" on the Plan of Cherokee Park Subdivision as of record in Book 161, Page 75, Register's Office for Davidson County, Tennessee.

Beginning on the northerly margin of New York Avenue at a point, 150 feet East of 62nd Avenue North, formerly 21st Street, thence with the northerly margin of New York Avenue, eastwardly, thence 25 feet to a point; thence northwardly 160 feet to the southerly margin of the alley, thence with said alley westwardly 25 feet, thence southwardly 160 feet to the beginning.

BEING the same property conveyed to Kudzu Real Estate, Inc. by deed from Coordination Plus, LLC and Dana Baggett and Mona Bennett, of record in Instrument 20170928-0099342, dated September 26, 2017, Register's Office for said County.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Book 161, Page 75, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 6114 New York Avenue, Nashville, TN 37209
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 8th day of December, 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 Presidentbeing 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 this 8th day of December, 2017.

My Commission Expires: 5/5/20

_____
Notary Public

PATRICIA NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TE