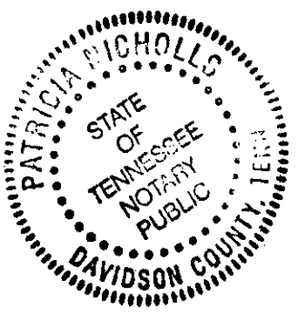
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,142.85.

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.: 17-1141

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Kudzu Real Estate, Inc.	Kudzu Real Estate, Inc.	see below
(NAME) 203 Point East Drive	(NAME) 203 Point East Drive	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Nashville, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 37051 **DEEDWARR**
12/14/2017 11:27:32 AM 2 pgs
Fees: $13.00 Taxes: $433.43

20171214-0127562

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED SEVENTEEN THOUSAND ONE HUNDRED FORTY-TWO AND 85/100 DOLLARS ($117,142.85), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
LUIS ALVA, MARRIED,
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
KUDZU REAL ESTATE, INC.,
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:

Parcel 043130A00300
Being Unit I-3, in the Robin Hood Condominium Apartments, as of record in Book 5200, Page 124, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said unit, together with the undivided interest in the common elements for Robin Hood Condominium appurtenant to said Unit as defined in the Master Deed for Robin Hood Condominiums of record in Book 5388, Page 524, said Register's Office and the Supplemental Master Deed for Robin Hood Condominiums of record in Book 6569, Page 149, said Register's Office.

BEING the same property conveyed to Luis Alva by deed from Alex Bonner, dba B & W Investments, of record in Book 10047, Page 534, dated May 6, 1996, Register's Office for said County.

Parcel 043130A01000
Being Unit I-10, in the Robin Hood Condominium Apartments, as of record in Book 5200, Page 124, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said unit, together with the undivided interest in the common elements for Robin Hood Condominium appurtenant to said Unit as defined in the Master Deed for Robin Hood Condominiums of record in Book 5388, Page 524, said Register's Office and the Supplemental Master Deed for Robin Hood Condominiums of record in Book 6569, Page 149, said Register's Office.

BEING the same property conveyed to Luis Alva by deed from Mason Craig Kelley, of record in Instrument 200001100003160, dated January 7, 2000, Register's Office for said County.

Parcel 043130A01400
Being Unit I-14, in the Robin Hood Condominium Apartments, as of record in Book 5200, Page 124, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said unit, together with the undivided interest in the common elements for Robin Hood Condominium appurtenant to said Unit as defined in the Master Deed for Robin Hood Condominiums of record in Book 5388, Page 524, said Register's Office and the Supplemental Master Deed for Robin Hood Condominiums of record in Book 6569, Page 149, said Register's Office.

BEING the same property conveyed to Luis Alva by deed from Candice Jo Caldwell, of record in Instrument 20010316-0025443, dated March 16, 2001, Register's Office for said County.

Parcel 043130A020000
Being Unit I-20, in the Robin Hood Condominium Apartments, as of record in Book 5200, Page 124, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said unit, together with the undivided interest in the common elements for Robin Hood Condominium appurtenant to said Unit as defined in the Master Deed for Robin Hood Condominiums of record in Book 5388, Page 524, said Register's Office and the Supplemental Master Deed for Robin Hood Condominiums of record in Book 6569, Page 149, said Register's Office.

BEING the same property conveyed to Luis Alva by deed from Mary F. Herrera Pouder, of record in Instrument 20051017-0124744, dated October 7, 2005, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Master Deed and By-Laws of record in Book 5388, Page 524 amended in Book 6569, Page 149; Book 11399, Page 660 and Book 5388, Page 554, said Register's Office.

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 5200, Page 124, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

unimproved ☐
This is improved ☒ property, known as 323 Forest Park Road, Units 1- 3, 10, 14, 20, Madison, TN 37115
(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 12th day of December, 2017.

Luis Alva

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Luis Alva, married, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this December 12, 2017.

My Commission Expires: 5/5/20

Notary Public

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