Bill Garrett Davidson County
Batch# 65731 DEEDWARR
03/06/2018 09:30:22 AM 2 pgs
Fees: $13.00 Taxes: $518.00
20180306-0020927

# WARRANTY DEED

PATRICIA NICHOLS 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 $140,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF MARCH, 2018.

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.: 18-0087

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Kudzu Real Estate, Inc. | Kudzu Real Estate, Inc. | #08212011600 |
| (NAME) 203 Point East Drive | (NAME) 203 Point East Drive | |
| (ADDRESS) Nashville, TN 37216 | (ADDRESS) Nashville, TN 37216 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
**FELICIA MAGNATERRA AND DUSTIN BROWN, WIFE AND HUSBAND AND DIANE MAGNATERRA AND PAUL MAGNATERRA, WIFE AND HUSBAND,**
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:

Land in Davidson County, Tennessee, being a southerly part of Lot No. 165 on the plan of NEILL S. BROWN'S ADDITION, as shown by plat of record in Plat Book 57, Page 50, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Beginning at a point in the easterly margin of North Ninth Street which point is a common corner of Lots Nos. 165 and 166 on said plan; running thence easterly along the dividing line between Lot No. 165, 170 feet to a point on the west margin of an alley, being the southeast corner of said Lot No. 165; thence northerly along said margin of said alley 25 feet to a point in the southerly margin of Marina Street, and being the northeast corner of said Lot No. 165; thence in a northwesterly direction along the southerly margin of Marina Street 20 feet to a point, being the northeast corner of the lot conveyed to Uriel Martin July 29, 1946; thence southerly along the easterly margin of the Uriel Martin lot 8 feet to a point, being the southeast corner of said Martin lot; thence westerly along the southerly margin of said lot 150 feet, more or less, to a point on the easterly margin of North 9th Street, the southwest corner of said Martin lot; thence southerly along said margin of North 9th Street 51 feet, more or less, to the beginning.

Being the same property conveyed to Felicia Magnaterra, Diane Magnaterra, Paul Magnaterra, and Dustin Brown, by deed from Jeffrey Miller and Julie Miller, of record in Instrument 20090717-0066980, said Register's Office, dated July 8, 2009.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 57, Page 50, said Register's Office.

Power of Attorney of record in Instrument 20180306-0020925 and in Instrument 20180306-0020926 Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 313 North 9th Street, Nashville, TN 37206
(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 02 day of March, 2018.

Felicia Magnaterra
Felicia Magnaterra

Dustin Brown

Diane Magnaterra by Felicia Magnaterra, Attorney in Fact
Diane Magnaterra by Felicia Magnaterra, Attorney in Fact

Paul Magnaterra by Felicia Magnaterra, Attorney in Fact
Paul Magnaterra by Felicia Magnaterra, Attorney in Fact

STATE OF NEW YORK
COUNTY OF New York

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Felicia Magnaterra and Dustin Brown, 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 this 02 day of March, 2018.

My Commission Expires: 12-20-2018

Maria Nikolaou
Notary Public

MARIA NIKOLAOU
Notary Public - State of New York
No. 01NI6233154
Qualified in Queens County
My Commission Expires Dec. 20, 2018

STATE OF NEW YORK
COUNTY OF New York

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Felicia Magnaterra, 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 on behalf of Diane Magnaterra and Paul Magnaterra as his/her/their Attorney in Fact as the free act and deed of the within named Diane Magnaterra and Paul Magnaterra.

Witness my hand and official seal this 02 day of March, 2018.

My Commission Expires: 12.20.2018

Maria Nikolaou
Notary Public

MARIA NIKOLAOU
Notary Public - State of New York
No. 01NI6233154
Qualified in Queens County
My Commission Expires Dec. 20, 2018