WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF NASHVILLE

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF APRIL, 2018.

_____
Notary Public

MY COMMISSION EXPIRES: 4.2.18
(AFFIX SEAL)

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

Bill Garrett Davidson County
Batch# 82136 DEEDWARR
04/18/2018 09:56:47 AM 2 pgs
Fees: $13.00 Taxes: $795.50

20180418-0036441

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

File No.: 18-0293

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Thomas Clouse and Halie Clouse	Thomas Clouse and Halie Clouse	0812011600
(NAME) 315 N. 9th Street	(NAME) 315 N. 9th Street	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Fifteen Thousand And No/100 Dollars ($215,000.00), 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

THOMAS CLOUSE AND HALIE CLOUSE, BOTH UNMARRIED,

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 Kudzu Real Estate, Inc. by deed from Felicia Magnaterra and Dustin Brown, wife and husband and Diane Magnaterra and Paul Magnaterra, wife and husband, of record in Instrument 20180306-0020927, dated March 2, 2018, Register's Office for said County.

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.

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 12th day of April, 2018.

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 12th day of April, 2018.

My Commission Expires: 7.2.18

_____
Notary Public

