This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 234143 DEEDWARR
05/23/2019 11:53:30 AM 3 pgs
Fees: $18.00 Taxes: $394.05
20190523-0048987

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 106,500.00

Affiant Signature

Subscribed and sworn to before me on this the 8th day of May, 2019

Notary Public

My Commission expires 10 / 7 / 19

SEAN HUDDLESTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-07-2019

NAME AND ADDRESS OF PROPERTY OWNER:
Kudzu Real Estate, Inc.
203 Point East Drive
Nashville, TN 37216
SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 04900021000

WARRANTY DEED

19NT00375

Effective the 8th day of May, 2019 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

MUSIC CITY FINANCIAL, LLC

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,** Tennessee, described as follows, to wit:
Land in Davidson County, Tennessee, being Lot No. 11 on the Map of Greens Lane Garden Homes Subdivision, not of record, according to a survey made by Pete Meyer, Surveyor, April 20, 1946 as follows:

Beginning on the Southerly margin of Greens Lane, at the corner of Lots Nos. 11 and 12, being the Northeast corner of the property conveyed to Russell W. Eberhardt by Deed from Allan W. Murphy and wife, of record in Book 1417, page 119, said Register's Office; thence with the line between said two lots and Eberhardt's Easterly line, Southwardly 199.5 feet; thence N 77 deg. 40' E, 100 feet to the corner of Lots Nos. 10 and 11; thence with the line between said two lots, Northwardly 799.5 feet to the Southerly margin of Greens Lane; thence with said Lane, S 77 Deg. 40' W, 100 feet to the beginning.
Included in the description but specifically excluded herefrom is that property conveyed to the State of Tennessee by deed of record in Book 7078 page 344, Register's Office for Davidson County, Tennessee, described as follows: Beginning at the point of intersection of the North boundary of the Temphis Corporation Property and the East boundary of the Danny Lee Beair and wife property; thence with said East boundary North 08 deg. 08' 32" W, 90 feet; thence N 84 deg. 53' 01" E, 100.14 feet to a point in the Westerly boundary of Mrs. Audrey McCullough property; thence with the said West boundary S 08 deg. 08' 32" E, 84.25 feet to a point in the Temphis Corporation North boundary; thence with said North boundary S 81 deg. 35' 31" W, 100.00 feet to the point of beginning and containing 0.200 acres.

Subject to all easements, reservations, covenants, conditions, agreements of record if any.

Being the same property conveyed to Music City Financial, LLC by Warranty Deed from Jim Sullivan as recorded 5-10-2019 as Document No. 20190510-0044096.

Being the same property conveyed to Jim Sullivan, by Warranty Deed from Jack Raines Sr. and Lois Raines, dated 8/31/2015 and recorded 9/15/2015 in Document 20150915-0093516, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 545 Greens Lane, Whites Creek, TN 37189.

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 8th day of May, 2019

Edward Zamora, representative of Music City Financial, LLC

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Edward Zamora, representative of Music City Financial, LLC, the within named bargainers with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 8th day of May, 2019.

Notary Public

My commission expires: 03-08-2021



CERTIFICATE OF AUTHENTICITY

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

Sean Huddleston

State of Tennessee

County of Davidson

Personally appeared before me, Katrina Hoff, a notary public for this county and state, Sean Huddleston who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

Notary's Signature

My commission expires: 03-08-2021

Notary's Seal: