WARRANTY DEED

Karen Johnson Davidson County
Batch# 293219 DEEDWARR
09/30/2019 02:31:30 PM 2 pgs
Fees: $13.00 Taxes: $166.50
20190930-0099421

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$XXXXX~~ $45,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26th DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 7.5.2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kudzu Real Estate, Inc.	owneratowners	
(NAME)	(NAME)	04915002200
203 Point East Dr	address	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		04915002200
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Music City Financial, LLC, A Texas Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Kudzu Real Estate, Inc.**, a Tennessee for profit corporation, HEREINAFTER CALLED THE GRANTEE, ITS 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 Lot No. 1 on the Plan of Final Plat, Resubdivision of Reserved Parcel, Deer Meadows, Phase 1 of record in Plat at Instrument No. 20170918-0095142, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Commencing at the intersection of Tisdall Drive & Green Lane, thence in an easterly direction 111.2+/- feet to an iron rod found having no cap on the northerly margin of Green Lane at the southwest corner of lot 17-B of record in Plat Book 6200, Page 40, in the Register's Office for Davidson County, Tennessee, and owned by Teresa Y. Woodard, in Instrument Number 20090224-0016083, in the Register's Office for Davidson County, Tennessee; Thence leaving said margin with Woodard easterly line, N 07 deg. 13' 06" E, passing a the southeast corner of lot 17-A at 63.7+/- feet, owned by Harold D. Plemons, in Instrument Number 20170320-0026563, in the Register's Office for Davidson County, Tennessee, being a total distance of 127.50 feet to an iron rod found having no cap, on the southerly line of lot 18-B of record in Plat Book 6250, Page 317, in the Register's Office for Davidson County, Tennessee, owned by Rebecca Martin, in Instrument Number 20010724-0078654, in the Register's Office for Davidson County, Tennessee; Thence with Martin's southerly line, S 82 deg. 09' 50" E, a distance of 55.18 feet to an iron rod found having no cap on the westerly line of Pedro Rosas, in Instrument Number 20160816-0085217, in the Register's Office for Davidson County, Tennessee; Thence with Rosas' westerly line, S 14 deg. 02' 12" E, a distance of 136.28 feet to an iron rod set on the northerly margin of Green Lane; Thence with said margin, with a curve turning to the left with an arc length of 55.73 feet, with a radius of 14351.00 feet, with a chord bearing of N 82 deg. 40' 19" W, with a chord length of 55.73 feet to an iron rod set; Thence continuing with said margin, N 82 deg. 46' 54" W, a distance of 48.85 feet to the point of beginning, having an area of 10,152.449 square feet, 0.233 acres of land more or less, as shown in a survey by Dale and Associates, under the supervision of Steven C. Matthews, TN RLS #2352, dated August 17, 2017, project number 11020, legal description was written on November 2, 2017.

Being the same property conveyed toMusic City Financial, LLC by Warranty Deed dated September 26, 2019 of record at Instrument No. 20190930-0098814 in the Register's Office of Davidson County, TN.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

unimproved x
This is improved property, known as 500 Green Lane Whites Creek, TN 37189
(House Number) (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 my hand this 26th day of September, 2019.

Music City Financial, LLC

N. Viddal

By Noah Viddal, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Noah Viddal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agentr of Music City Financial, LLC, the within named bargainor, a Texas Limited Liability Company, and that he as such Authorized Agent executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Authorized Agent.

WITNESS my hand and official seal at office this 26th day of September, 2019.

Notary Public

My Commission Expires: 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Venikka Branch 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 according to law

Signature

State of Tennessee
County of Davidson
Personally appeared before me, Cari Allen a notary public for this county
And state, Venikka Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021