This Instrument Prepared By:
DAVIS-KIDD
Ortale, Kelley, Herbert & Crawford
3rd Floor, L & C Tower
Nashville, TN 37219

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
91-14-39	K & K Investments PO Box 67 Brentwood, TN 37027	New Owner
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
8DA-37220	5654 O'Brien Avenue	PROPERTY IS ☐ IMPROVED ☒ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

BOOK 6629 PAGE 428

BEVERLY ANN HUDSON AND JOHN DAVID HUDSON, JR., both unmarried

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto K & K INVESTMENTS

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 66 on the Plan of West Nashville Heights, as of record in Book 332, page 127, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Theresa M. Hudson, by deed from Mary E. Stoneman, unmarried, as of record in Book 5959, page 651, the said Theresa M. Hudson having since died, leaving property vested in the above named heirs-at-law.

This conveyance is subject to any and all zoning regulations, building restrictions, and setback lines, if any, and easements and rights of way for public utilities applicable to this property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, Except 1985 taxes which have been prorated and assumed by Grantee.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 9th day of August, 19 85

John David Hudson, Jr.

Beverly Ann Hudson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5529 PAGE 429

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Beverly Ann Hudson and John David Hudson, both unmarried the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee, this, the 9th day of August, 1985.

My commission expires: 4-20-86

Notary Public

STATE OF
COUNTY OF

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____ the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____ Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 11,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF August 1985

MY COMMISSION EXPIRES: 4-20-86 (AFFIX SEAL) Notary Public

WARRANTY DEED

FROM

BEVERLY ANN HUDSON

AND JOHN DAVID HUDSON, JR.

TO

K & K INVESTMENTS

28254

IDENTIFICATION REFERENCE

AUG 13 3 22 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____ Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 6629 PAGE 430

FOR _____

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

11000.00- CONT.
28.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 35.10-
7059A08/13/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

28254

IDENTIFICATION REFERENCE

AUG 13 3 22 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 163023