Davidson County DEEDWARR
Recvd: 02/13/07 13:43 2 pg
Fees:13.00 Taxes:388.50
20070213-0018394

# WARRANTY DEED

Heidi Jo Clayton Notary Public My Comm. Exp 07/26/09 State Of TENNESSEE Davidson County

BOX 13
# 12893

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$105,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **6TH DAY OF FEBRUARY, 2007.**

Notary Public

MY COMMISSION EXPIRES: ~~July 19, 2009~~ 7-25-09
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
**Esquire Title & Escrow, Inc., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **K & D Werks, LLC** | K & D Werks, LLC | **71-16-219** |
| (NAME) | (NAME) | |
| **1205 North 6th Street** | 1305 Gartland Avenue | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37207** | Nashville, TN 37206 | |
| (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, WE, **Jacqueline Y. Booker,** a Unmarried HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **K & D Werks, LLC**, 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:

BEING Lot no. 167 and 168 on the Plan of Oakwood Park, as of record in Book 421, page 12, Register's Office for said County.

SAID lots adjoin and front together 60 feet on the east side of North 6th Street, and extends back between parallel lines, 165 feet to an alley.

BEING the same property conveyed to Jacqueline Y. Booker by Deed from Thomas F. Booker, Sr. and wife Betty R. Booker, of record in Book 9895, page 72, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **1205 North 6th Street, Nashville, TN 37207**
(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 **6th day of February, 2007**.

Jacqueline Y. Booker

**STATE OF TENNESSEE**

**COUNTY OF DAVIDSON**

*

Witness my hand and official seal at **Nashville**, Tennessee this **6th day of February, 2007**.

Commission expires: **July 19, 2008**

My Commission Expires JULY 19 2008

**Justin Tatum** Notary Public

***Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared Jacqueline Y. Booker with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument for the purpose therein contained, and that she executed the same as her free act and deed.**