6

Davidson County DEEDWARR
Recvd: 05/02/07 08:33 2 pgs
Fees:13.00 Taxes:627.15

20070502-0052134

WARRANTY DEED

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF APRIL, 2007.

Notary Public

MY COMMISSION EXPIRES: 11/22/2010
(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
Christine Doza and Omid Yamini	**Ohio Savings Bank**	**71-16-219**
(NAME) **1205 N. 6th Street**	**1111 Chester Avenue**	
(ADDRESS) **Nashville, TN 37207**	**Cleveland, OH 44114-3516**	
(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, **K & D Werks, LLC**., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christine Doza and Omid Yamini,** 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 K & D Werks, LLC by Deed from Jacqueline Y. Booker, unmarried of record in Instrument No. 20070213-0018394, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **1205 N. 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 **24th day of April, 2007**.

K & D Werks, LLC.

By: _____

David Wilson, ~~President~~ CHIEF MANAGING MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared **David Wilson** with whom I am personally acquainted, and whom, upon oath, acknowledged himself to be the ~~President~~ CHIEF MANAGING MEMBER of **K & D Werks, LLC** and who executed the foregoing instrument for the purpose therein contained as such president of **K & D Werks, LLC** and that he executed the same as the company's free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **24th day of April, 2007**.

Commission expires: **July 19, 2008**

_____

Justin Tatum Notary Public

JUSTIN TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19,2008