WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/04/07 14:23 2 pgs
Fees:13.00 Taxes:592.00

20070504-0053978

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF April, 2007.

Notary Public

MY COMMISSION EXPIRES: 03/18/11

(AFFIX SEAL)

KANDACE N. TOMES
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires March 18, 2011

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd. Suite 200, Nashville, TN 372[illegible]

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Pamela Ann Esposito	New Owner	83-1-223
(NAME)	(NAME)	
911 Bailey Street		83-1-333
(ADDRESS)	(ADDRESS)	
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, **K & D Werks, LLC.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Pamela Ann Esposito, a single person**, 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:

Land in Davidson County: Lot No. 6 on the plan of J.G. Grissim's Grand Avenue Addition, as of record in Book 974, Page 35, Register's Office for said County.

Said Lot No. 6 fronts 85, feet on the easterly side of Bailey formerly Remmel Street, and runs back 106.3 feet on the Northerly line and 85.1 feet on the southerly line with the Northerly margin of an alley, as shown on Plan Book 2, Page 42, Chancery Court of Nashville, to the westerly line of Lot No. 1, measuring 88.5 feet thereon.

Being the same property conveyed to Angela Lea Hoffman, by deed of record in Instrument No. 20050103-0000812, recorded **January 3, 2005**, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to K. D. Werks, LLC., by deed from Angela Lea Hoffman of record in Instrument No. 20070117-0006789 dated **January 11, 2007** and Recorded **January 17, 2007** Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 911 Bailey Street, Nashville, TN 37206

(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 27 day of April, 2007.

K & D Werks, LLC.

By: _____

David Wilson, Managing Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **David Wilson, Managing member** for **K. D. Werks, LLC.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged him self to be the **Managing Member** for **K. D. Werks, LLC.**, the within named bargainor, and that as such **Managing Member**, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name as **Managing Member** for **K. D. Werks, LLC.**

Witness my hand and official seal at Nashville, Tennessee this 27 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