6

Davidson County DEEDWARR
Recvd: 05/16/07 10:28 2 pgs
Fees:13.00 Taxes:455.10
20070516-0058487

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 $123,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH 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
K & D Werks, LLC.	**SAME**	**83-9-68**
(NAME)	(NAME)	
1308 Gartland Avenue	1305 GARTLAND AVE	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	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, **John D. Patton, Sr. married**, 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:

LAND in Davidson County, Tennessee described as follows to wit:

BEING the easterly one-half of Lot No. 6 of Block No. 2 on the Partial Plan of the property of the East Addition Real Estate Company, as of record in Plat Book 161, Page 73, Register's Office, Davidson County, Tennessee.

SAID east half of Lot No. 6 fronts 50 feet on the south side of Gartland Avenue and runs back between parallel lines 160 feet to an alley.

BEING the same property conveyed to John D. Patton, and wife Cherry H. Patton by Deed from Connie J. Key, formerly Connie J. Brewington, and husband Billy D. Key, of record in Book 6973, Page 165, in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to John D. Patton, a single person by Quitclaim Deed from Cherry H. Patton of record in Book 7831, Page 373, in the Register's Office for Davidson County, Tennessee.

Patricia Williams joins in the transfer and conveyance to relinquish any and all marital rights to said property.

unimproved ☐
This is improved ☒ property, known as **1308 Gartland Avenue, 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 **27th day of April, 2007**.

John D. Patton, Sr.

Patricia Williams

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared **John D. Patton, Sr. and Patricia Williams, husband and wife,** with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself/themselves to be the person(s) who executed the foregoing instrument for the purpose therein contained, and that he/she/they executed the same as his/her/their free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **27th 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 19 200