WARRANTY DEED

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV 22, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$135,000.00~~ $37,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST 30th DAY OF MAY, 2007.

Stacey Denson Palmer
Notary Public

MY COMMISSION EXPIRES:
(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
South East Real Estate P.O Box 282102	New Owner	81-7-212
(NAME) Nashville TN 37228 ~~1919 16th Avenue N.~~	(NAME)	
(ADDRESS) ~~Nashville, TN 37208~~	(ADDRESS)	
(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 South East Real Estate, 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, Being Lot No. 38 on the Plan of W.M. Butlers Subdivision of Record in Book 57, Page 98, Register's Office for said County.

SAID Lot No. 38 fronts 50 feet on the westerly margin of 16th Avenue North, formerly Butler Street and extends back between parallel lines 145.6 feet to a dead line in the rear.

BEING the same property conveyed to K & D Werks, LLC by Deed from Patricia Williams of record in Instrument No. 20070511-0056493 in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **1919 16th Avenue N., Nashville, TN 37208**

(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.

Davidson County DEEDWARR
Recvd: 07/02/07 12:13 2 pgs
Fees:13.00 Taxes:136.90
20070702-0078613

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Witness my hand this 31st day of May, 2007.

K & D Werks

By: Dave Wilson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared Dave Wilson, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Chief Manager of K & D Werks, LLC and the person who executed the foregoing instrument for the purpose therein contained as Chief Manager, and that he executed the same as K & D Werks LLC free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 31st day of May, 2007.

Commission expires: 7/19/2008

JUSTIN TATUM
NOTARY PUBLIC
OF
TENNESSEE
DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008

Justin Tatum

Notary Public