Davidson County DEEDWARR
Recvd: 03/20/08 14:55 2 pgs
Fees:13.00 Taxes:1609.50
20080320-0028417

Warranty Deed

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $435,000.00. Affiant Subscribed and sworn to before me, this the 19th day of March, 2008. Notary Public My commission expires: November 22, 2010

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Anton Sanko	BankUnited, FSB	Map: 083-09
1308 Gartland Avenue	7815 N.W. 148th Street	Parcel: 68
Nashville, TN 37206	Miami Lakes, FL. 33016	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **K & D WERKS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANTON SANKO AND WIFE, MARY K. BURNETTE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 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 Book 161, page 73, said 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 K & D Werks, LLC by deed from John D. Patton, Sr., married of record in Instrument 200705160058487, said Register's Office, dated April 27, 2007. And being the same property conveyed to John D. Patton, a single person by Quitclaim Deed from Cherry (Hickerson) Patton of record in Book 7831, page 373, said Register's Office, dated April 25, 1989. And further 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, said Register's Office, dated September 5, 1986.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1308 Gartland Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further

covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 19th day of March, 2008.

K&D Werks, LLC

By: _____
Name: David Wilson
Title: Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named David Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be a Member of K&D Werks, LLC, a Tennessee limited liability company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said corporation for the purposes therein contained.

Witness my hand and seal this 19th day of March, 2008.

_____
Notary Public

My Commission Expires: November 22, 2010

