BILL GARRETT, Davidson County
Trans:T20100031396 DEEDWARR
Recvd: 05/25/10 12:36 2 pgs
Fees:13.00 Taxes:814.00
20100525-0040257

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 $220,000.00. Carrie Coats Affiant Subscribed and sworn to before me, this the 24th day of May, 2010. J Brandon Miller 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:
K&D Werks LLC	New Owner	Map: 083-09
1305 Gartland Avenue		Parcel: 070
Nashville, TN 37206		

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, **CARRIE MIDGETT BAKER FKA CARRIE FAYE STOREY, UNMARRIED, AND RAYMOND MIDGETT, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **K&D WERKS LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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 east 1/2 of Lot No. 5 of Block 2, in D.U. Bailey's Subdivision of part of the Allison property, a plan of which is of record in Book 161, page 73, Register's Office for Davidson County, Tennessee.

Said east 1/2 of Lot No. 5 fronts 50 feet on the southerly side of Gartland Avenue, and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Robert E. Midgett and wife Betty A. Midgett by deed from Bernard Clifford Smith and wife Alma Alline Smith of record in Book 4146, page 112, Register's Office for Davidson County, Tennessee, dated June 23, 1967. The said Betty A. Midgett having predeceased Robert E. Midgett, now deceased.*

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 1304 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.

*= grantors became vested in title as devisees under the will of Robert Midgett, deceased.

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 24th day of May, 2010.

Carrie Midgett Baker FKA Carrie Faye Storey

Carrie Midgett Baker FKA Carrie Faye Storey

Raymond Midgett

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 Carrie Midgett Baker FKA Carrie Faye Storey and Raymond Midgett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 24th day of May, 2010.

J. Brandon Miller

Notary Public

My Commission Expires: November 22, 2010

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY