BILL GARRETT, Davidson County
Trans:T20100062182 DEEDWARR
Recvd: 10/01/10 14:37 2 pgs
Fees:13.00 Taxes:1295.00
20101001-0078639

# Warranty Deed

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $350,000.00

Affiant

Subscribed and sworn to before me, this the 30th day of September, 2010.

Notary Public

My commission expires: 01/07/2013

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**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: |
|---|---|---|
| Allison Edwards | F+M Bank | Map: 083-09 |
| 1304 Gartland Avenue | 50 Franklin Street | Parcel: 70 |
| Nashville, TN 37206 | Clarksville, TN 37040 | |

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 **ALLISON EDWARDS, A SINGLE PERSON**, 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 record in 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 K&D Werks, LLC, a Tennessee Limited Liability Company by deed from Carrie Midgett Baker fka Carrie Faye Storey, unmarried and Raymond Midgett, unmarried of record in Instrument 201005250040257, Register's Office for Davidson County, Tennessee, dated May 24, 2010. And being the same property conveyed to K & D Werks, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Kathleen Pitt of record in Instrument 201005250040256, Register's Office for Davidson County, Tennessee, dated May 24, 2010. And further, 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. Midget 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.

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 30th day of September, 2010.

**K&D Werks, LLC, A Tennessee Limited Liability Company**

By:_____
Name: David Wilson
Title: Authorized 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 the Authorized 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 company for the purposes therein contained.

Witness my hand and seal this 30th day of September, 2010.

_____
Notary Public

My Commission Expires: JULY 8, 2013

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013