BILL GARRETT, Davidson County
Trans:T20130009513 DEEDWARR
Recvd: 02/04/13 14:03 2 pgs
Fees:13.00 Taxes:740.00
20130204-0011438

This instrument prepared by and **Record and Return to**:
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **12-1340**

WARRANTY DEED

MARRIED 12/31/12

THIS INDENTURE, made and entered into this **12/31/2012**, by and between **Theresa White Jackson, an** ~~unmarried~~ **individual and** ~~**Jessica White, an unmarried individual**~~, parties of the first part, and **K & D Werks, LLC, a corporation**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, Being Lot No 6, of Block 'A' Map of the Subdivision of Mrs. E.M. Lindsley's Home Place as of record in Plan Book 2, Page 92, Chancery Court of Davidson County, Tennessee.

Said Lot No. 6 fronts 50 feet on the southerly side of Woodland Street and runs back between parallel lines 237 feet, more or less, to the north line of a 14 foot alley in the rear.

Being the same property conveyed to Vernon E White and wife, Mary Travis White by deed from Mamie Travis aka Mary Travis White of record in Book 5301, page 332, said Register's Office. Mary Travis White died March 22, 2008 and Vernon E White died February 8, 2012. Vernon E White had two children, Theresa White Jackson and Vernon E White, Jr. The said Vernon E White, Jr. died February 12, 2008 and had two children of which his done predeceased him and a daughter, namely Jessica White. An affidavit of Heirship has been filed as Instrument No. 20120904-0079289, said Register's Office.

This conveyance is made subject to any and all easements and restrictions of record.

Parcel ID # **83-9-422**
Improved property located at: **1410 Woodland Street, Nashville, TN 37206**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Theresa White Jackson

Jessica White

STATE OF North Carolina

COUNTY OF Brunswick

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Theresa White Jackson** ~~and Daniel White~~ to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 31st day of December, 2012..

Elizabeth Hampton
Notary Public

My Commission Expires: July 9, 2013

ELIZABETH HAMPTON
Notary Public
Brunswick County, NC
My Commission Expires July 9, 2013

****

Owner's Name: **K & D Werks, LLC**

and Address: **1410 Woodland Street, Nashville, TN 37206**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

K & D Werks LLC
1305 Woodland Ave
Nashville TN
37206-2750

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$200,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 31st day of December, 2012..

Rebecca T. Garland
Notary Public

My Commission Expires: 5/16/13

REBECCA T. GARLAND
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.