This instrument prepared by and **Record and Return to**:

Parthenon Title Agency
85 White Bridge Road
Suite 100-B
Nashville, TN 37205

File No.:

WARRANTY DEED

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.

_____

Jessica S. White 12-31-12

BILL GARRETT, Davidson County
Trans:T20130009513 DEEDWARR
Recvd: 02/04/13 14:04 2 pgs
Fees:12.00 Taxes:0.00

20130204-0011439

STATE OF Virginia

COUNTY OF Dinwiddie

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared ~~Theresa White Jackson~~ Jessica White 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.

Brenda M. Wilkerson
Notary Public

My Commission Expires: June 30, 2014
My commission # 7028993

Jessica S. White

BRENDA M. WILKERSON NOTARY PUBLIC MY COMMISSION NUMBER 7028993 COMMONWEALTH OF VIRGINIA

****

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)

[illegible] White
1365 Litterdale Dr
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.

Jessica S. White 12-31-12
Affiant

BRENDA M. WILKERSON NOTARY PUBLIC MY COMMISSION NUMBER 7028993 COMMONWEALTH OF VIRGINIA

STATE OF Virginia

COUNTY OF Dinwiddie

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

Brenda M. Wilkerson
Notary Public

My Commission Expires: June 30, 2014
My Commission # 7028993

Tax paid on Deed in Instrument # 20130204-0011438