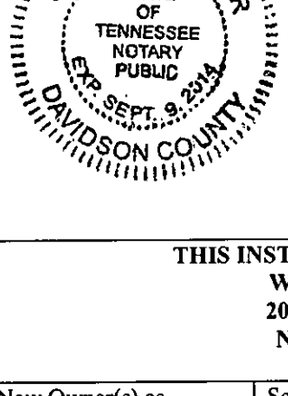
BILL GARRETT, Davidson County
Trans:T20130035942 DEEDWARR
Recvd: 05/01/13 10:56 2 pgs
Fees:13.00 Taxes:1961.00
20130501-0043539

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $530,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of April, 2013.

Notary Public

My commission expires: 9-9-2014

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:
James R. Brown Lisa Ann Brown	Summit Funding Inc.	
1410 Woodland Street	2601 Fair Oaks Blvd	083-09-0-422.00
Nashville, TN 37206	Sacramento, CA 95864	

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 **JAMES R. BROWN AND LISA ANN BROWN, HUSBAND AND WIFE**, 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 Lot No. 6 of Block 'A' on the Plan of Subdivision of Mrs. E.M. Lindsley's Home Place of record in Plat Book 2, Page 92, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

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 K & D Werks, LLC by Warranty Deed from Theresa White Jackson, an individual of record at Instrument No. 20130204-0011438, dated December 31, 2012 and recorded on February 04, 2013, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to K & D Werks, LLC by Warranty Deed from Jessica White, an unmarried individual of record at Instrument No. 20130204-0011439, dated December 31, 2012 and recorded on February 04, 2013, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Vernon E. White and wife, Mary Travis White by Quitclaim Deed from Mamie Travis of record in Book 5301, page 332, dated June 21, 1978 and recorded on June 21, 1978, in the Register's Office for Davidson County, Tennessee and Affidavit of heirship recorded in Instrument No. 20120904-0079289 and Instrument No. 20130204-0011437, Register's Office for Davidson County, Tennessee.

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 1410 Woodland Street, 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 29th day of April, 2013.

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 29th day of April, 2013.

_____
Notary Public

My Commission Expires: 9-9-2014

