BILL GARRETT, Davidson County
Trans:T20130038851 DEEDWARR
Recvd: 05/09/13 10:45 2 pgs
Fees:13.00 Taxes:51.80
20130509-0046977

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 14,000.00

Affiant

Subscribed and sworn to before me, this 7th day of May, 2013.

Notary Public

My commission expires:

DAVID R.A. ROETGER NOTARY PUBLIC TENNESSEE My Comm. Exp. July 21, 2013 COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
K&D WERKS LLC	**NEW OWNER**	**08203051500**
927 NORTH 5TH STREET	1423 STRATTON Ave.	
NASHVILLE, TN 37207	NASHVILLE, TN 37206	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

G. MORRIS JAMISON AND CHANDRA JAMISON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

K&D WERKS LLC

HEREINAFTER CALLED THE GRANTEES, 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. 42 and the northerly six (6) feet of Lot No; 41 on the Plan of Sharpe & Crutcher's addition as of record in Book 57, Page 82, Register's Office for Davidson County, Tennessee.
Said Lot No. 42 and the northerly 6 feet of Lot No. 41 front together fifty (50) feet on the easterly side of North 5th Street, and run back between parallel lines 165 feet to an alley.

INCLUDED but EXCLUDED from this conveyance is property conveyed to William Glass Polk, and wife, Mary Lindsay Polk, of record in Book 1019, Page 410. said Register's Office, described as follows:

Being the rear or the easterly seventy-five (75) feet of No. 42 and of the north six (6) feet of Lot No. 41 on the Plan of Sharpe and Cruteher's Addition, of record in Book 57, Page 82, Register's Office for Said County.

Said rear 75 feet of said Lot No. 42 and of north 6 feet of said Lot No. 41 adjoin and together front 75 feet on the south side of Gayard Street, and run back southwardly between parallel lines and with the Westerly margin of an alley (50) feet, to the remainder of said Lot No. 41.

BEING THE SAME PROPERTY CONVEYED TO G. MORRIS JAMISON BY WARRANTY DEED FROM CARL H. REED DATED 08/23/2007 RECORDED ON 08/31/2007 IN INSTRUMENT NO. 20070831-0104845 SAID REGISTER'S OFFICE FOR SAID COUNTY. CHANDRA JAMISON HEREBY SIGNS TO CONVEY ANY INTEREST SHE MAY HAVE, MARITAL OR OTHERWISE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 927 NORTH 5TH STREET, NASHVILLE, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 7th day of May, 2013.

G. Morris Jamison
G. MORRIS JAMISON

Chandra Jamison
CHANDRA JAMISON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, G. MORRIS JAMISON AND CHANDRA JAMISON, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of May, 2013.

Notary Public

My Commission Expires:_____