File Box 24B

This Instrument Prepared By:
TITLE ESCROW OF BRENTWOOD, INC.
5111 Maryland Way, Ste. 205
Brentwood, TN 37027
(615)221-0032

ADDRESS NEW OWNER:
K & D Werks, LLC
1423 Straton Avenue
Nashville, TN 37206

SEND TAX BILL:
K & D Werks, LLC
1423 Straton Avenue
Nashville, TN 37206

BILL GARRETT, Davidson County
Trans:T20130082132 DEEDWARRSP
Recvd: 09/23/13 11:18 3 pgs
Fees:18.00 Taxes:703.00
20130923-0099750

MAP AND PARCEL:
08301042500

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 190,000.00.

AFFIANT

Subscribed and sworn to before me this 18th day of September 2013.

NOTARY PUBLIC

My Commission Expires: 10/5/15

ANN B. WADDELL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable considerations accepted, the receipt and sufficiency of which is hereby acknowledged, **Judy A. Fox Dahl**, has this day bargained and sold, and do hereby transfer and convey unto **K & D Werks, LLC, a Tennessee limited liability company**, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, INCORPORATED HEREIN
This is improved property known 1107 Petway Avenue, Nashville, TN 37206.

And now **Judy A. Fox Dahl,**. for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby convey all of their interest unto the said **K & D Werks, LLC, a Tennessee limited liability company**, its successors and assigns, forever; and Grantor(s) covenant with the said Grantee(s) that the same is conveyed subject to such limitations and restrictions as may affect the premises. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 18th day of September, 2013.

Judy A Fox Dahl
By Jim Hodge Attorney-in-Fact
Judy A. Fox Dahl
By: Jim Hodge, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Jim Hodge,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is **the Attorney-in-Fact for Judy A. Fox Dahl**, the bargainor, and as such Attorney-in-Fact, being so authorized executed the within Deed for the purposes therein contained.

Witness my hand and official seal this the 18th day of September, 2013.

ANITA WADE BUCHANAN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

NOTARY PUBLIC

My Commission Expires: 10/5/15

File No.: 2013-145

EXHIBIT A

Being Lot No. 12 on the plan of Cobb's Subdivision of R. K. Brown Property of record in Book 332, page 144, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Bill Fox and wife, Diann Fox by deed from Charles C. Nixon and wife, Margie C. Nixon of record in Book 9552, page 643, Register's Office for Davidson County, Tennessee. Diann Fox having died on 3/24/09 leaving property vested in Bill Fox as surviving spouse. William (Bill) E. Fox having died on 4/14/13, intestate. His sole heir-at-law being his only daughter, Judy A. Fox Dahl as evidence by an Affidavit of Heirship of record in Instr. No. 20130923-0099748, said Register's Office.

This conveyance is subject to 2013 taxes, prorated and assumed by the Grantees; all matters on the plan of record in Book 332, page 144, said Register's Office; any and all easements located on the property; Subject to the rights and claims of parties in possession.
This property is being sold as is.