BILL GARRETT, Davidson County
Trans:T20140016165 DEEDWARR
Recvd: 03/10/14 13:42 2 pgs
Fees:13.00 Taxes:407.00

20140310-0019957

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W. Suite 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $110,000.00

Affiant

Subscribed and sworn to before me, this 7th day of March, 2014.

Notary Public
My commission expires: 11/22/14

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016

04-1402-55020

Address of New Owner:	Send Tax Bills to:	Tax Information
K&D Werks, LLC 908 W. Eastland Avenue Nashville TN 37206	Same as new owner	082-08-0 124.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Delois Bond-Smith, as Executrix under the Will of Hattie J. Bond, Deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to K&D Werks, LLC, a Tennessee limited liability company, hereinafter called the Grantees, their successors 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 the westerly 60 feet of the easterly 110 feet of the northerly 169 feet, more or less of Lot No. 15 in James R. Loves Subdivision of the Massengale Tract of record in Plat Book 547, Page 4, in the Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 15 fronts 60 feet on the southerly side of West Eastland Avenue, formerly Cleveland Street and extends back between parallel lines 169 feet, more or less, to the northerly line, the property conveyed to the Nashville Housing Authority, of record in Book 3619, page 433, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Albert L. Bond and wife, Hattie J. Bond by Deed from Associated Brokers, Inc. of record in Book 4025, page 896, Register's Office for Davidson County, Tennessee, dated June 10, 1966 recorded on June 14, 1966. The said Albert L. Bond having since died on October 9, 2011. The said Hattie J. Bond having since died on June 23, 2012, leaving a Will of record as Docket No. 12P1095, Seventh Circuit Court of Davidson County, Tennessee, appointing DeLois Bond-Smith as Executrix.

THIS INSTRUMENT WAS PREPARED USING INFORMATION PROVIDED BY THE PARTIES. PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE ACCURACY OF THE INFORMATION RECEIVED OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 908 W. Eastland Avenue, 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever

defend the title to said land to 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 hand this 7th day of March, 2014.

Delois Bond-Smith, as Executrix under
the Will of Hattie J. Bond, Deceased

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Delois Bond-Smith, Executrix under the Will of Hattie J. Bond, Deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand in Smyrna, Tennessee, this 7th day of March, 2014.

Notary Public at Large

My Commission Expires: 11/22/2014