BILL GARRETT, Davidson County
Trans:T20140063673 DEEDWARR
Recvd: 08/27/14 15:19 2 pgs
Fees:13.00 Taxes:2305.10
20140827-0078364

Warranty Deed

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $623,000.00 Affiant Subscribed and sworn to before me, this the 26th day of August, 2014. Notary Public My commission expires: 7-2-2018

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 H. Rubright	Bank of Nashville	
715 Setliff Place	401 Church Street	083-06-0-251.00
Nashville, TN 37206	Nashville, TN 37219	

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 H. RUBRIGHT AND MACEY D. RUBRIGHT, 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 part of Lots 27 and 28, as shown on the Map entitled Olivia W. Sharpe's Addition to Nashville, of record in Book 332, Page 17, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the easterly margin of Setliff Place 90 feet South of the Southerly margin of Estella Avenue; thence Easterly 238 feet to a point in the West margin of an alley, said point being 68 feet South of the Southerly margin of Estelle Avenue; thence with the margin of said alley Southerly 50.5 feet to the Northeast corner of property conveyed to E. W. Seago and wife, by deed of record in Book 1235, Page 261, said Register's Office; thence along Seago's north line Westerly 243 feet more or less to the East margin of Setliff Place; thence with the margin of the same Northerly 60 feet to the beginning.

Being the same property conveyed to George W. Moore, a single person by deed from Administrator of Veterans Affairs of record in Book 5956, page 290, Register's Office for Davidson County, Tennessee, dated October 26, 1982 and recorded on October 28, 1982.

Being the same property conveyed to K&D Werks, LLC by deed from George Moore of record in Instrument No. 20140206-0010700 Register's Office for Davidson County, Tennessee, dated February 05, 2014 and recorded on February 06, 2014.

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 715 Setliff Place, 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 26th day of August, 2014.

K&D Werks, LLC, a Tennessee Limited Liability Company

By:_____
Name: David Wilson
Title: Member

_____
Name: Kortney Wilson
Title: 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 Dave Wilson and Kortney Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself/themselves to be the Members of K&D Werks, LLC, a Tennessee Limited Liability Company, and that he/she/they, 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 26th day of August, 2014.

_____
Notary Public

My Commission Expires:

7-2-2018

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2 2018