BILL GARRETT, Davidson County
Trans:T20140066010 DEEDWARR
Recvd: 09/04/14 15:43 2 pgs
Fees:13.00 Taxes:444.00
20140904-0081207

Warranty Deed

ANNE MARIE CHANDLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires August 23, 2016	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $120,000.00. Carmen Coats Affiant Subscribed and sworn to before me, this the 29th day of August, 2014. Notary Public My commission expires:

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:
K&D Werks, LLC	New Owner	
1423 Stratton Ave.		08204038400
Nashville, TN 37206		

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, **JOSEPH L. CARPENTER AND WIFE, ALICE CARPENTER**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **K&D WERKS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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 the west 17 1/2 feet of Lot No. 5 and the east 32 1/2 feet of Lo No. 6 on the map of James Burns' Subdivision of record in Plat Book 421, Page 40, 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 parts of said lots adjoin and front together 50 feet on the north side of Petway Avenue, and run back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Patricia Holmes and Darrell M. Holmes, both unmarried by deed from Lucile King, a widow of record in Book 7536, page 956, Register's Office for Davidson County, Tennessee, dated May 04, 1988 and recorded on May 06, 1988.

Being the same property conveyed to Calvin Holmes by deed from Patricia Holmes of record in Instrument No. 20020124-0010020, Register's Office for Davidson County, Tennessee, dated January 23, 2002 and recorded on January 24, 2002.

Being the same property conveyed to Joseph L. Carpenter and wife, Alice Carpenter by deed from Calvin Holmes, unmarried of record in Instrument No. 20131107-0115505, Register's Office for Davidson County, Tennessee, dated November 06, 2013 and recorded on November 07, 2013.

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 also known as 909 Petway 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 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 August, 2014.

Joseph L Carpenter by Alice Carpenter Attorney in Fact

Joseph L. Carpenter by Alice Carpenter
as Attorney in Fact

Alice Carpenter

Alice Carpenter

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 Alice Carpenter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 29th day of August, 2014.

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 3, 2017

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of August, 2014, before me personally appeared Alice Carpenter, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Joseph L. Carpenter as attorney-in-fact, and acknowledged that (s)he executed the same as the free act and deed of Joseph L. Carpenter.

Witness my hand and seal this 29th day of August, 2014.

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 3, 2017

Notary Public