BILL GARRETT, Davidson County
Trans:T20140096153 DEEDWARR
Recvd: 12/23/14 15:10 2 pgs
Fees:13.00 Taxes:1239.50
20141223-0117605

This instrument prepared by & return to:

Fearnley, Martin & McDonald, PLLC

25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 19 day of December, 2014, by and between Antonio Ervin, and Leah Ervin, husband and wife, party of the first part, and K & D Werks, LLC, a Tennessee limited liability company, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 and the westerly 14 feet of Lot No. 3 on the Map showing Olivia W. Sharpe's 2nd Addition to Nashville, as of record in Book 421, Page 176, Register's Office for Davidson County, Tennessee. Said Lot No. 2 and the westerly part of Lot No. 3 front together 85 feet on the southerly side of Eastland Avenue and runs back between parallel lines 196.5 feet on the west line and 200 feet, more or less, on the east line to an alley and shows 85 feet on the said alley.

Being all or part of the same property conveyed to Antonio Ervin by virtue of that certain Agreed Order of Dismissal and to Divest and Vest Title to Real Estate dated March 14, 2013, at Instrument No. 20130318-0026695 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2015 Davidson County real property taxes, being a lien not yet due and payable, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Leah C. Ervin
Leah Ervin

STATE OF ~~FLORIDA~~ Virginia
COUNTY OF Chesapeake

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Leah Ervin, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19 day of December, 2014.

Rose Rideout Paul
Notary Public

My Commission Expires: 02/28/2017

ROSE RIDEOUT PAUL
Notary Public
Commonwealth of Virginia
7551319
My Commission Expires 02/28/2017

Antonio Ervin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Antonio Ervin, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19th day of December, 2014.

Notary Public

My Commission Expires: 7-3-17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: K&D Werks LLC

Tax Parcel No 08305042600

Property Address: 1506 Eastland Avenue
Nashville, TN 37206

MAIL TAX
BILLS TO: 1423 STRATTON AVE.
NASHVILLE, TN 37206

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $335,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 22ND day of December, 2014.

Notary Public

My Commission Expires: 8-23-2016

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