BILL GARRETT, Davidson County
Trans:T20150001548 DEEDWARR
Recvd: 01/07/15 15:24 2 pgs
Fees:13.00 Taxes:1001.15
20150107-0001842

This instrument prepared by and **Record and Return to**:
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **15-1000**

WARRANTY DEED

THIS INDENTURE, made and entered into this **1/05/2015**, by and between **Wanda Ball Morris, a widow and Larry E. Ball, a married man** parties of the first part, and **K&D Werks, LLC a Tennessee Limited Liability Company,** party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot No. 125 in the subdivision of the Lindsley 29 acre tract, a Plan of which is of record in Book 57, Page 66, Register's Office for Davidson County Tennessee.

Said Lot No. 125 fronts 50 feet on the South side of Ordway Place (formerly Grove Avenue) and extends back between parallel lines 137. 9 feet on its easterly line and 139.8 feet on its westerly line to an alley.

Being the same property conveyed to Wanda Ball Morris and Larry E. Ball as tenants in common, by Executor Deed from Wanda Ball Morris and Larry E. Ball, Co-Executors of the Estate of Deering S. Ball, dated April 14, 2014, of record in Instrument No. 20150512-0040494, in said Register's Office of Davidson County, Tennessee.

Neither Grantor, nor Grantor's spouse, ever resided in the above-described real property.

This conveyance is made subject to: All existing Easements and Restrictions of record.

Parcel ID # **083 09 0 301.00**
☒ Improved **1414 Ordway Place, Nashville, TN 37206**
☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her 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 he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, 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 of the day and year first above written.

Wanda Ball Morris

Larry E. Ball

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Wanda Ball Morris and Larry E. Ball** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 5th day of January, 2015..

Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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Owner's Name: **K&D Werks, LLC**

and Address: **1414 Ordway Place, Nashville, TN 37206**

Mail tax bills to 1423 Stratton Avenue, Nashville TN 37206

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$270,580.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 5th day of January, 2015..

Notary Public

My Commission Expires: 8-23-2016

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