WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF JANUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: 8-23-2016
(AFFIX SEAL)

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

R-VRES-14-1424

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
K & D Werks, LLC	**Same as New Owner**	
(NAME)	(NAME)	**07207028300**
1423 Stratton Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **SUSAN CAMPBELL VAUGHN AND CAPRICE DONNAN CAMPBELL AND RUSSELL DON CAMPBELL, JR., DEVISEES UNDER THE LAST WILL AND TESTATEMENT OF ERNESTINE JUDD ALLEN,** 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), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Beginning at a point in the southerly margin of McGavock Pike or Williams Perry Road, as now located, 150 feet easterly of the east line of Lot 17 in the Plan of Waters Place as of record in Book 332, page 136 and 137, Register's Office for Davidson County, Tennessee; thence South 31 degrees 45 minutes East 130 feet; thence with slight curve to the left 70 feet, radius of said curve is 385 feet, thence North 58 degrees 39 minutes 30 seconds East 173.4 feet to a point; thence North 31 degrees 45 minutes West 200 feet to a point in the southerly margin of McGavock Pike or Williams Ferry Road; thence westerly with the southerly margin of said Pike or Road 179.7 feet to the point of the beginning.

Being the same property conveyed to Benjamin C. Allen and wife, Ernestine J. Allen by Warranty deed from Ernestine J. Allen, Eugene Carrol Judd, Joseph T. Judd and Mary Ann J. Campbell of record in Book 3104, page 27, Register's Office for Davidson County, Tennessee, dated July 15, 1960 and recorded on August 10, 1960.

Benjamin C. Allen died March 26, 1989, leaving property to wife, Ernestine J. Allen. Ernestine J. Allen died April 6, 2014. Pursuant to her will probated at Docket No. 14P695, in the Seventh Circuit Court, Probate Division, for Davidson County, Tennesse, she left the property to Susan Campbell Vaughn, Mary Ann Campbell, Caprice Donann Campbell and Russell Don Campbell, Jr., or to the survivor or survivors among them. The said Mary Ann Campbell having since died on September 5, 2013.

Ernestine J. Allen, Ernestine Judd Allen, Ernestine Estelle Allen and Ernestine E. Allen are one and the same.

Being the same property conveyed to Susan C. Vaughn, Caprice D. Campbell, and Russell D. Campbell, Jr., by Personal Representative's Quitclaim Deed deed from Susan C. Vaughn and Caprice D. Campbell of record in Instrument No. 20141007-0092941 Register's Office for Davidson County, Tennessee, dated September 30, 2014.

Susan Campbell Vaughn and Susan C. Vaughn are one and the same.

Caprice Donnan Campbell and Caprice D. Campbell are one and the same.

Russell Don Campbell, Jr., and Russell D. Campbell, Jr., are one and the same.

The above-decribed property is not the primary residence of any of the grantors herein.

This conveyance is subject to:
• Taxes for the year 2015 and subsequent.

BILL GARRETT, Davidson County
Trans:T20150004321 DEEDWARR
Recvd: 01/16/15 16:08 2 pgs
Fees:13.00 Taxes:1054.50
20150116-0005042

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1424 McGavock Pike , Nashville, Tennessee 37216**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this the 16th DAY OF JANUARY, 2015.

Susan Campbell Vaughn

Caprice Donnan Campbell

Russell Don Campbell, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SUSAN CAMPBELL VAUGHN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of January, 2015.

Notary Public
My Commission Expires: 1-9-16
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CAPRICE DONNAN CAMPBELL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of January, 2015.

Notary Public
My Commission Expires: 1-9-16
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RUSSELL DON CAMPBELL, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of January, 2015.

Notary Public
My Commission Expires: 1-9-16
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212