Warranty Deed

BILL GARRETT, Davidson County
Trans: T20150014094 DEEDWARR
Recvd: 02/26/15 11:01 2 pgs
Fees: 13.00 Taxes: 1302.40
20150226-0016586

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $352,000.00.

Affiant

Subscribed and sworn to before me this the 23rd day of February, 2015.

Notary Public

My commission expires: 8/23/16

PATRICIA NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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:
Randall Kastalanych Lisken Kastalanych	Highlands Residential Mortgage 12001 N. Central Expway	
908 West Eastland Avenue	12001 N. Central Expressway S-750	08208012400
Nashville, TN 37206	Dallas, TX 75243	

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 **LISKEN KASTALANYCH AND RANDALL KASTALANYCH, WIFE AND HUSBAND**, 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 westerly 60 feet of the easterly 110 feet of the northerly 169 feet, more or less of Lot No. 15 in James R. Loves Subdivision of the Massengale Tract of record in Plat Book 547, Page 4, in the Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 15 fronts 60 feet on the southerly side of West Eastland Avenue, formerly Cleveland Street and extends back between parallel lines 169 feet, more or less, to the northerly line, the property conveyed to the Nashville Housing Authority, of record in Book 3619, page 433, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Albert L. Bond and wife, Hattie J. Bond by Deed from Associated Brokers, Inc. of record in Book 4025, page 896, Register's Office for Davidson County, Tennessee, dated June 10, 1966 recorded on June 14, 1966. The said Albert L. Bond having since died on October 9, 2011. The said Hattie J. Bond having since died on June 23, 2012, leaving a Will of record as Docket No. 12P1095, Seventh Circuit Court of Davidson County, Tennessee, appointing DeLois Bond-Smith as Executrix. Being the same property conveyed to K&D Werks, LLC, a Tennessee limited liability company by Warranty deed from Delois Bond-Smith, as Executrix under the Will of Hattie J. Bond, Deceased of record in Instrument No. 20140310-0019957 Register's Office for Davidson County, Tennessee, dated March 7, 2014 and recorded on March 10, 2014.

Being the same property conveyed to K & D Werks, LLC, a Tennessee limited liability company by Quitclaim deed from Delois Bond-Smith of record in Instrument No. 20140422-0033355 Register's Office for Davidson County, Tennessee, dated April 21, 2014 and recorded on April 22, 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 908 West Eastland 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 23rd day of February, 2015.

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 David 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 23rd day of February, 2015.

_____
Notary Public

My Commission Expires: 7-2-2018

