Jc Box 8

Warranty Deed

BILL GARRETT, Davidson County
Trans:T20150015173 DEEDWARR
Recvd: 03/02/15 14:18 2 pgs
Fees:13.00 Taxes:1554.00
20150302-0017946

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $420,000.00

Rachel Fan
Affiant

Subscribed and sworn to before me, this the 27th day of February, 2015.

Notary Public

My commission expires: 3/7/2017

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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:
Gregory Guthrie Amelie Brown	Pinnacle Financial	
1013 Seymour Avenue	150 3rd Ave S, Ste 900	08305000600
Nashville, TN 37206	Nashville, TN 37201	

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 **GREGORY GUTHRIE, AN UNMARRIED MAN AND AMELIE BROWN, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP** 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 part of Lot No. 6 on the plan of The Division of the Estate of John Hobson, of record in Minute Book L, page 363, Office of the Clerk of the Circuit Court for said County and more fully described according to an October 3, 1978 survey by John B. Kohl, III, Tennessee Registered surveyor No. 100, as follows:

Beginning at a point on the northerly margin of Seymour Avenue located eastwardly 823 feet from the easterly margin of McFerrin Avenue. said point also being the southeasterly corner of the property conveyed to Chalmers Jackson Jr., et ux, by deed from William C. Casto et ux, of record in Book 4908, Page 301 Register's Office for said County; thence with Jackson's easterly property line northwardly 183 feet, more or less, (178 feet, more or less, by field measured), to a point at the southwesterly corner of the property conveyed to James H. Jenkins, et ux by deed from Raymond Spears et ux of record in Book 4166, Page 547, said Register's Office; thence with Spears southerly property line, eastwardly 50 feet to a point in the westerly line of the property conveyed to Pearl Meade Smith by deed from Wallace Cordell Evans, et ux of record in Book 4223, Page 852, said Registers Office thence with Wallace's westerly property line and the westerly line of the property conveyed to William L. Betty et ux by deed from A. L. Murphy et ux of record in Book 3338, Page 313, said Registers Office, southwardly 183 feet, more or less, (178 feet, more or less, by field measure), to a point on the northerly margin Seymour Avenue, westerly 50 feet to the point of beginning.

Being the same property conveyed to Ann Elizabeth Beatty by deed from United Companies Lending Corporation of record in Book 9724, page 431, Register's Office for Davidson County, Tennessee, dated June 28, 1995 and recorded on July 7, 1995.

Being the same property conveyed to K&D Werks, LLC, a Tennessee Limited Liability Company by Warranty deed from Ann Elizabeth Beatty, unmarried of record in Instrument No. 20140924-0088026 Register's Office for Davidson County, Tennessee, dated September 23, 2014 and recorded on September 24, 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.
*Instrument No. 20141204-0111328

This is improved property known as 1013 Seymour 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 27th 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 27th day of February, 2015.

_____
Notary Public

My Commission Expires: 7-2-18

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018