THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 15033326**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $215,000.00. Affiant Subscribed and sworn to before me, this 17th day of March, 2015. Notary Public My Commission Expires: _____

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 9, 2018

WARRANTY DEED

Address New Owner: K&D Werks, LLC 1423 Stratton Ave Nashville, TN 37206	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 08305031100

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Thomas R Merrill, unmarried, Kenneth Merrill, married, Michael Merrill, unmarried, and Rebecca Morgan, married** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **K&D Werks, LLC, a Tennessee limited liability company**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 14 of Block B on the Plan of F.O. Beasley's Addition of record in Plat Book 57, Page 85, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jessie Lee Smith by Warranty deed from Margaret Marie Smith Merrill of record in Book 1430, page 33, Register's Office for Davidson County, Tennessee, dated December 30, 1946 and recorded on December 30, 1946.

Jessie Lee Smith died as Jessie Lee Millsap, December 20, 2005. She devised the property to her sister Georgia Smith by Will probated at Docket No. 06P-24, Affidavit of Inheritance of Real Estate recorded at Instrument No. 20060613-0070055. Georgia Smith died December 15, 2009, she devised the property to Thomas R. Merrill, Kenneth Merrill, Michael Merrill and Rebecca Morgan by Will probated at Docket No. 10P-31, Affidavit of Inheritance of Real Estate recorded at Instrument No. 20100723-0057950.

Grantors warrant that they have never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The execution of this instrument is effected by the signature of Rebecca Morgan, as Attorney-in-fact for Thomas R Merrill, which Power of Attorney is recorded in Instrument No. 20150319-0023920, in said Register's office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2015 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 57, Page 85, Register's Office for Davidson County, Tennessee.

Metro letters of record in Book 4445, Page 803 and Book 4402, Page 361, in the Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20150020284 DEEDWARR
Recvd: 03/19/15 15:41 2 pgs
Fees:13.00 Taxes:795.50
20150319-0023921

This is improved property located at 1203 Calvin Ave Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of March, 2015.

Thomas R Merrill by Rebecca Morgan as Attorney in fact

Thomas R Merrill by Rebecca Morgan as Attorney in fact

Kenneth Merrill

Kenneth E Merrill

Michael Merrill

Michael Merrill

Rebecca Morgan

Rebecca Morgan

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kenneth Merrill, Rebecca Morgan, and Michael Merrill, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of March, 2015.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Rebecca Morgan** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for Thomas R Merrill,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 17th day of March, 2015.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018