BILL GARRETT, Davidson County
Trans:T20150020644 DEEDWARR
Recvd: 03/20/15 15:36 2 pgs
Fees:13.00 Taxes:332.63
20150320-0024378

Warranty Deed

ANGIE L. LAWLESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $89,900.00. Affiant Subscribed and sworn to before me, this the 20th day of March, 2015. Notary Public My commission expires:

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:
K & A Enterprises, LLC	New Owner	06100003600
910 Buck Run Ct		
Lebanon, TN 37087-0245		

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, **ICE CREAM DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **K & A ENTERPRISES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE.

DESCRIBED AS FOLLOWS:

TRACT I: A SMALL TRACT OF LAND IN THE 12TH, FORMERLY 17TH CIVIL DISTRICT OF SAID COUNTY, DESCRIBED ACCORDING TO A SURVEY MADE BY WATKINS AND MURREY, SURVEYORS, MAY 18, 1947, AS FOLLOWS: BEGINNING ON THE WESTERLY MARGIN OF BEN ALLEN ROAD, SAID BEGINNING POINT BEING 110 FEET NORTH OF THE SOUTHERLY LINE OF A 5 ACRE TRACT OF LAND CONVEYED TO CHARLES G. JONES AND WIFE, LOTTIE A. JONES BY DEED FROM J. N. WILLIAMS AND WIFE, OF RECORD IN BOOK 1349, PAGE 205, REGISTER'S OFFICE FOR DAVIDSON COUNTY. TENNESSEE; THENCE, WESTERLY 190.2 FEET TO AN IRON PIN: THENCE, NORTHHRLY 100 FEET TO AN IRON PIN; THENCE, EASTERLY 114.4 FEET TO AN IRON PIN IN THE WESTERLY MARGIN OF BEN ALLEN ROAD: THENCE, WITH THE WESTERLY MARGIN OF SAID ROAD, SOUTHERLY 125.4 FEET TO THE BEGINNING.

TRACT II: LAND IN THE 12TH, FORMERLY THE 17TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE BY DONALD R. CARVER, DATED JUNE 19, 1981, DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN ON THE WEST MARGIN OF BEN ALLEN ROAD. SAME BEING THE SOUTHEAST CORNER OF THIS PROPERTY AND THE NORTHEAST CORNER OF THE JONES SMALL LOT; THENCE LEAVING THE ROAD NORTH 74 DEG. 00' WEST 113.00 FEET TO AN IRON PIN, (JONES NORTHWEST CORNER AND THE SOUTHWEST CORNER OF THIS LOT): THENCE, NORTH 12 DEG. 33" EAST 88.00 FEET TO AN IRON

PIN ON THE SOUTH MARGIN OF BEN ALLEN ROAD; THENCE, WITH A CURVE TO THE RIGHT WITH A RADIUS OF 684.20 FEET FOR A DISTANCE OF 145.60 FEET TO AN IRON PIN, THE POINT OF BEGINNING, CONTAINING 0.11 ACRES, MORE OR LESS.

Being the same property conveyed to George W. Mills, Jr. and Laura K. Crawford Mills, husband and wife by deed from Leon T. Couch and wife, Verna Lee Couch of record in Book 7613, page 859, Register's Office for Davidson County, Tennessee, dated July 11, 1988 and recorded on August 1, 1988.

Being the same property conveyed to Laura K. Mills by deed from George W. Mills, Jr. of record in Book 8971, page 736, Register's Office for Davidson County, Tennessee, dated May 27, 1993 and recorded on June 4, 1993.

Being the same property conveyed to John Donelson IV by Substitute Trustee's Deed deed from J. Phillip Jones and/or Jessica D. Binkley of record in Instrument No. 20150313-0021828 Register's Office for Davidson County, Tennessee, dated August 21, 2014 and recorded on March 13, 2015.

Being the same property conveyed to Ice Cream Development LLC, a Tennessee limited liability company by Quitclaim deed from John Donelson, IV, unmarried of record in Instrument No. 20150318-0023470 Register's Office for Davidson County, Tennessee, dated March 18, 2015 and recorded on March 18, 2015.

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 also known as 522 Ben Allen Road, Nashville, TN 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), 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 20th day of March, 2015.

Ice Cream Development, LLC, a Tennessee Limited Liability Company

By:_____
Name: John Donelson, IV
Title: Authorized 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 John Donelson, IV, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Member of Ice Cream Development, LLC, a Tennessee Limited Liability Company, and that he, 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 20th day of March, 2015.

ANGIE L. LAWLESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018

_____
Notary Public

My Commission Expires: