THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 309,000.00. Carmen Coats Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF APRIL,2015. Notary Public MY COMMISSION EXPIRES: 8-23-2016 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20150030213 DEEDWARR
Recvd: 04/21/15 15:25 2 pgs
Fees:13.00 Taxes:1143.30
20150421-0035675

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

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
K&D Werks, LLC.	owner	MAP 82-16
1423 Stratton Avenue		PARCEL 265.00
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Robert Todd Walker, joined by his spouse, Patricia Emory-Walker**

HEREINAFTER CALLED THE GRANTORS, 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, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 8th Civil District of Davidson County, Tennessee, more particularly described as follows:

BEGINNING at the southwest corner of Fatherland Street and Prospect Avenue, formerly Lee Street, and running westerly with Fatherland Street 50 feet; thence southerly and parallel with Prospect Avenue 190 feet, more or less, to an alley; thence easterly with said alley 50 feet to Prospect Avenue; thence northerly with Prospect Avenue 190 feet, more or less, to the point of beginning.

Being the same property conveyed to ROBERT TODD WALKER by Quitclaim deed from CARLA SUE WALKER of record in Book 9129, page 734, Register's Office for Davidson County, Tennessee, dated 10/16/1992 and recorded on 10/28/1992. Patricia Emory-Walker, spouse of Robert Todd Walker, joins in this conveyance.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **912 Fatherland Street, 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, its successors and assigns forever; and we do covenant with the said GRANTEE 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, its successors 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 our hands this the 20th day of April, 2015.

Robert Todd Walker by James A. Waechter, Attorney-in-Fact

Patricia Emory-Walker by James A. Waechter, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James A. Waechter** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Robert Todd Walker and Patricia Emory-Walker**, as their Attorney in Fact, as the free act and deed of the within named **Robert Todd Walker and Patricia Emory-Walker**.

Witness my hand and official seal this the 20th day of April, 2015.

My Commission expires 9-11-17

Notary Public

AMY C. SCHLEIER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY