BILL GARRETT, Davidson County
Trans:T20150032227 DEEDWARR
Recvd: 04/28/15 15:33 2 pgs
Fees:13.00 Taxes:666.00
20150428-0038061

Warranty Deed

J. BRANDON MILLER 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 $180,000.00 Affiant Subscribed and sworn to before me, this the 24th day of April, 2014. Notary Public My commission expires: 7-2-2018

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37216
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
K&D Werks, LLC	New Owner	
1423 Stratton Avenue		07210018400 & 07210018800
Nashville, TN 37216		

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, **ELVIN A. WOODRUFF, JR. AND WIFE, SARA MARSHALL**, HEREINAFTER CALLED THE GRANTOR(S), 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(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:

Tract 1 (Parcel 184)

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Eastmoor Place, a Subdivision by B.R. Kennedy of Part of Lots No. 3 & 4 and all of Lot No. 5 in Division of Mrs. Lucinda Litton's Land of record in Plat Book 547, Page 177 and 178, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tract 2 (parcel 185)

Land in Davidson County, Tennessee, being the Southerly part of Lot No. 22 on the Plan of Eastmoor Place, a Subdivision by B.R. Kennedy of Part of Lots No. 3 & 4 and all of Lot No. 5 in Division of Mrs. Lucinda Litton's Land of record in Plat Book 547, Page 177 and 178, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 22 begins at a point on the westerly line of said Lot No. 22 and the easterly margin of Bronte Avenue, 25 feet from the southwest corner of Lot No. 21 in said subdivision; running thence south with the westerly margin of said Avenue 25 feet to the northwest corner of Lot No. 23 in said subdivision; thence southwardly with the easterly line of said Lot No. 23, 234.3 feet and in all 259.3 feet to a point; thence 10.5 degrees east 96.25 to a point; thence north 39 degrees east 277.3 feet to the point of beginning.

Being the same property conveyed to Elvin A. Woodruff, Jr. and wife, Sara Marshall by Quitclaim deed from Elvin A. Woodruff, Jr. and wife, Sara Marshall of record in Instrument No. 20100114-0003665 Register's Office for Davidson County, Tennessee, dated January 14, 2010 and recorded on January 14, 2010.

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 2600 & 2602 Bronte Avenue, 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 24th day of April, 2014.

Elvin A. Woodruff, Jr.

Elvin A. Woodruff, Jr.

Sara Marshall NKA Sara Marshall Woodruff

Sara Marshall nka Sara Marshall Woodruff

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 Elvin A. Woodruff, Jr. and Sara Marshall nka Sara Marshall Woodruff, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 24th day of April, 2014.

J. Brandon Miller

Notary Public

My Commission Expires: 7-2-2018

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