BILL GARRETT, Davidson County
Trans:T20150040219 DEEDWARR
Recvd: 05/22/15 15:52 2 pgs
Fees:13.00 Taxes:2105.30
20150522-0047665

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $569,000.00.

Affiant

Subscribed and sworn to before me, this the 20th day of May, 2015.

Notary Public

My commission expires: 7.3-17

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:
Anna Larkin Chandler James M. Chandler	SWBC Mortgage Corporation	
1414 Ordway Place	9311 San Pedro Avenue, Suite 100	08309030100
Nashville, TN 37206	San Antonio, TX 78216	

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 **ANNA LARKIN CHANDLER AND JAMES CHANDLER, HUSBAND AND WIFE,** 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 Lot No. 125 on the Plan of The Subdivision of the Lindsley 29 acre tract of record in Plat Book 57, Page 66, 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 Brenda J. Fisher Trustee by Quitclaim Deed from Deering S. Ball of record in Book 7785, page 367, Register's Office for Williamson County, Tennessee, dated March 02, 1989 and recorded on March 03, 1989 and within the same deed the said Brenda J. Fisher, Trustee conveyed his interest in the subject property to C.E. Ball et ux Deering S. Ball. Said C. E Ball and Deering S. Ball having since died. See also Estate of Deering S. Ball, in The Seventh Circuit Court for Davidson County, Tennessee (Probate Division), Case No. 13P-1339.

Being the same property conveyed to Wanda Ball Morris and Larry E. Ball, as tenants in common by Executor deed from Wanda Ball Morris and Larry E. Ball, Co-Executors of the Estate of Deering S. Ball of record in Instrument No. 20140512-0040494 Register's Office for Davidson County, Tennessee, dated April 14, 2014 and recorded on May 12, 2014.

Being the same property conveyed to K&D Werks, LLC, a Tennessee limited liability company by Warranty deed from Wanda Ball Morris, a widow and Larry E. Ball, a married man of record in Instrument No. 20150107-0001842 Register's Office for Davidson County, Tennessee, dated January 5, 2015 and recorded on January 7, 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 known as 1414 Ordway Place, 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 20th day of May, 2015.

K&D Werks, LLC

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 20th day of May, 2015.



_____
Notary Public