BILL GARRETT, Davidson County
Trans:T20150044624 DEEDWARR
Recvd: 06/05/15 15:33 2 pgs
Fees:13.00 Taxes:2404.63
20150605-0053199

Warranty Deed

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 3, 2017	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $649,900.00 Affiant Subscribed and sworn to before me, this the 4th day of June, 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:
Thaddeus Arwood Kinchla	SWBC Mortgage Corporation	
1506 Eastland Avenue	9311 San Pedro Avenue, Suite 100	083-05-0-426.00
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 **THADDEUS ARWOOD KINCHLA AND CAROLINE KINCHLA, 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. 2 and The Westerly 14 Feet of Lot No. 3 on the Map Showing Olivia W. Sharpe's 2nd Addition To Nashville, as of record in Book 421, Page 176, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 and The Westerly Part of Lot No. 3 Front Together 85 feet on The Southerly Side of Eastland Avenue and Runs Back Between Parallel Lines 196.5 Feet on The West Line and 200 Feet, More or Less, on The East Line to an Alley and Shows 85 Feet on The Said Alley.

Being the same property conveyed to Millicent Ann Alexander by Quitclaim deed from Emaryne Alexander of record in Book 6159, page 819, Register's Office for Davidson County, Tennessee, dated October 15, 1983 and recorded on October 19, 1983.

Being the same property conveyed to Millicent Ann Smith for life, then to Antonio Ervin by Warranty deed from Millicent Ann Smith of record in Instrument No. 20060503-0051171 Register's Office for Davidson County, Tennessee, dated April 27, 2006 and recorded on May 03, 2006.

Millicent Ann Smith having since died September 4, 2009.Being the same property conveyed to Antonio Ervin by Quitclaim deed from Karla Dewitt Flowers of record in Instrument No. 20100420-0029897 Register's Office for Davidson County, Tennessee, dated January 7, 2010 and recorded on April 20, 2010.

Being the same property conveyed to Antonio Ervin by Quitclaim deed from Lewell Simmons of record in Instrument No. 20100420-0029871 Register's Office for Davidson County, Tennessee, dated January 13, 2010 and recorded on April 20, 2010.

Being the same property conveyed to Antonio Ervin by Quitclaim deed from Loyce R. Alexander of record in Instrument No. 20100420-0029875 Register's Office for Davidson County, Tennessee, dated January 21, 2010 and recorded on April 20, 2010.

Being the same property conveyed to Antonio Ervin by Quitclaim deed from Cheryl Alexander of record in Instrument No. 20100420-0029876 Register's Office for Davidson County, Tennessee, dated January 29, 2010 and recorded on April 20, 2010.

Being the same property conveyed to Antonio Ervin by Quitclaim deed from Karen Alexander of record in Instrument No. 20100420-0029899 Register's Office for Davidson County, Tennessee, dated January 30, 2010 and recorded on April 20, 2010.

Being the same property conveyed to Antonio Ervin by Quitclaim deed from Lynn Alexander Holder of record in Instrument No. 20100420-0029884 Register's Office for Davidson County, Tennessee, dated April 04, 2010 and recorded on April 20, 2010.

Agreed Order of Dismissal and to Divest and Vest Title recorded at 20130318-0026695 to Real Estate vests title in Antonio Ervin.

Being the same property conveyed to K & D Werks, LLC, a Tennessee limited liability company by Warranty deed from Antonio Ervin and Leah Ervin, husband and wife of record in Instrument No. 20141223-0117605 Register's Office for Davidson County, Tennessee, dated December 19, 2014 and recorded on December 23, 2014.

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 1506 Eastland Avenue, 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 4th day of June, 2015.

K&D Werks, LLC

By:_____
Name: David 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, 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 Member 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 4th day of June, 2015.

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

_____
Notary Public