Warranty Deed

BILL GARRETT, Davidson County
Trans:T20150058064 DEEDWARR
Recvd: 07/16/15 15:36 2 pgs
Fees:13.00 Taxes:1994.30
20150716-0069731

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $539,000.00

Affiant

Subscribed and sworn to before me, this the 14th day of July, 2015.

Notary Public

My commission expires: 9/11/17

SHIRA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission

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:
Adrian J. Croce Jessica M. Croce	New Owner	
1203 Calvin Avenue		083-05-311.00
Nashville, TN 37206		

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 **ADRIAN J. CROCE AND JESSICA M. CROCE, 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. 14 of Block B on the Plan of F.O. Beasley's Addition of record in Plat Book 57, Page 85, 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 Jessie Lee Smith by Warranty deed from Margaret Marie Smith Merrill of record in Book 1430, page 33, Register's Office for Davidson County, Tennessee, dated December 30, 1946 and recorded on December 30, 1946.

Jessie Lee Smith died as Jessie Lee Millsap, December 20, 2005. She devised the property to her sister Georgia Smith by Will probated at Docket No. 06P-24, Affidavit of Inheritance of Real Estate recorded at Instrument No. 20060613-0070055. Georgia Smith died December 15, 2009, she devised the property to Thomas R. Merrill, Kenneth Merrill, Michael Merrill and Rebecca Morgan by Will probated at Docket No. 10P-31, Affidavit of Inheritance of Real Estate recorded at Instrument No. 20100723-0057950.

Being the same property conveyed to K&D Werks, LLC, a Tennessee limited liability company by Warranty deed from Thomas R Merrill, unmarried, Kenneth Merrill, married, Michael Merrill, unmarried, and Rebecca Morgan, married of record in Instrument No. 20150319-0023921 Register's Office for Davidson County, Tennessee, dated March 17, 2015 and recorded on March 19, 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 1203 Calvin 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 14th day of July, 2015.

K&D Werks, LLC, a Tennessee Limited Liability Company

By: Kirstyn Blair
Name: Kirstyn Blair
Title: Authorized Representative

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 Kirstyn Blair, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be an Authorized Representative of K&D Werks, LLC, a Tennessee Limited Liability Company, and that she, 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 14th day of July, 2015.

Notary Public

My Commission Expires: 7-2-2018

