BILL GARRETT, Davidson County
Trans:T20150060923 DEEDWARR
Recvd: 07/24/15 14:50 2 pgs
Fees:13.00 Taxes:1757.50
20150724-0073066

Warranty Deed

JENNIFER CROWELL NOTARY PUBLIC STATE OF TENNESSEE LEWIS COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $475,000.00. Affiant Subscribed and sworn to before me, this the 23rd day of July, 2015. Notary Public My commission expires: 2/24/18

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:
Jacob Sooter Meredith Sooter	New Owner	
1424 McGavock Pike		07207028300
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, **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 **JACOB SOOTER AND MEREDITH SOOTER, 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 situated in Davidson County, Tennessee: Beginning at a point in the southerly margin of McGavock Pike or Williams Perry Road, as now located, 150 feet easterly of the east line of Lot 17 in the Plan of Waters Place as of record in Book 332, pages 136 and 137, Register's Office for Davidson County, Tennessee; thence South 31 degrees 45 minutes East 130 feet; thence with slight curve to the left 70 feet, radius of said curve is 385 feet, thence North 58 degrees 39 minutes 30 seconds East 173.4 feet to a point; thence North 31 degrees 45 minutes West 200 feet to a point in the southerly margin of McGavock Pike or Williams Ferry Road; thence westerly with the southerly margin of said Pike or Road 179.7 feet to the point of the beginning.

Being the same property conveyed to Benjamin C. Allen and wife, Ernestine J. Allen by Warranty deed from Ernestine J. Allen, Eugene Carrol Judd, Joseph T. Judd and Mary Ann J. Campbell of record in Book 3104, page 27, Register's Office for Davidson County, Tennessee, dated July 15, 1960 and recorded on August 10, 1960. Benjamin C. Allen died March 26, 1989 leaving property to wife, Ernestine J. Allen. Ernestine J. Allen died April 6, 2014. Per her will probated at Docket No. 14P695 she left the property to Susan Campbell Vaughn, Mary Ann Campbell, Caprice Donann Campbell and Russell Don Campbell, Jr. Mary Ann Campbell having since died.

Being the same property conveyed to Susan C. Vaughn, Caprice D. Campbell, and Russell D. Campbell by Personal Representative's Quitclaim deed from Susan C. Vaughn and Caprice D. Campbell of record in Instrument No. 20141007-0092941 Register's Office for Davidson County, Tennessee, dated September 30, 2014 and recorded on October 7, 2014.

Being the same property conveyed to K & D Werks, LLC, a Tennessee Limited Liability Company by Warranty deed from Susan Campbell Vaughn and Caprice Donnan Campbell and Russell Don Campbell, Jr., Devisees under the Last Will and Testament of Ernestine Judd Allen of record in Instrument No. 20150116-0005042 Register's Office for Davidson County, Tennessee, dated January 16, 2015 and recorded on January 16, 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 1424 McGavock Pike, 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 Members, 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 23rd day of July, 2015.

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

By:_____
Name: David Wilson
Title: Authorized 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 to be an Authorized Member of K&D Werks, LLC, a Tennessee Limited Liability Company, and that he, 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 23rd day of July, 2015.

_____
Notary Public

My Commission Expires: 7-2-2018

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