BILL GARRETT, Davidson County
Trans:T20150068966 DEEDWARR
Recvd: 08/17/15 13:10 2 pgs
Fees:13.00 Taxes:2064.60
20150817-0082419

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $558,000.00. Affiant Subscribed and sworn to before me, this the 14th day of August, 2015. Notary Public My commission expires: 9-11-17

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:
Darla Bole	Franklin Synergy Bank	
912 Fatherland Street	722 Columbia Avenue	08216026500
Nashville, TN 37206	Franklin, TN 37064	

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 **DARLA BOLE**, 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 the 8th Civil District of Davidson County, Tennessee, more particularly described as follows:

Beginning at the southwest corner of Fatherland Street and Prospect Avenue, formerly Lee Street, and running westerly with Fatherland Street 50 feet; thence southerly and parallel with prospect Avenue 190 feet, more or less, to an alley; thence easterly with said alley 50 feet to Prospect Avenue; thence northerly with Prospect Avenue 190 feet, more or less, to the point of beginning.

Being the same property conveyed to Robert Todd Walker and wife, Carla Sue Walker by Warranty deed from Thomas E. Hart and wife, Margaret J. Hart of record in Book 7672, page 466, Register's Office for Davidson County, Tennessee, dated September 30, 2008 and recorded on October 07, 1988. (Value or consideration shown in aforementioned deed $89,900.00.) Being also known as 912 Fatherland Street Nashville, TN 37206.

Robert Todd Walker and Carla Sue Lewis Walker having since divorced. Final Decree of Divorce (Docket No. 92D-3781) of record in Book 8923, Page 688, in the Davidson County Register's Office.

Being the same property conveyed to Robert Todd Walker by Quitclaim deed from Carla Sue Walker of record in Book 9129, page 734, Register's Office for Davidson County, Tennessee, dated October 16, 1992 and recorded on October 28, 1993. (Value or consideration shown in aforementioned deed $10.00.)Being the same property conveyed to K&D Werks, LLC, a Tennessee limited liability company by Warranty deed from Robert Todd Walker, joined by his spouse, Patricia Emory-Walker of record in Instrument No. 20150421-0035675 Register's Office for Davidson County, Tennessee, dated April 20, 2015 and recorded on April 21, 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 912 Fatherland Street, 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 August, 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 the 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 14th day of August, 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