This Instrument Prepared By:
**Athens Title & Escrow LLC**
**Michael J. Mills, Attorney at Law**
**5115 Maryland Way**
**Brentwood, Tennessee 37027**

ADDRESS NEW OWNER:
916 Boscobel Street
Nashville, Tennessee 37206

MORTGAGEE
First Advantage Bank
1430 Madison Street
Clarksville, TN 37040

BILL GARRETT, Davidson County
Trans:T20150069659 DEEDWARR
Recvd: 08/18/15 15:46 2 pgs
Fees:13.00 Taxes:771.45
20150818-0083268

SEND TAX BILL TO:
Owner - 1423 STRATTON AVE.
NASHVILLE, TN 37206

MAP 082
GROUP 160
PARCEL 352.00

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Paro South, LLC, a Tennessee Limited Liability Company,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **K & D Werks, LLC, a Tennessee Limited Liability Company**, hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No 7 on the Map of W.W. Trotten's Addition, of record in Book 57, page 22, Register's Office for Davidson County, Tennessee.

Said Lot No 7 fronts 50 feet on the South side of Boscobel Street and runs back between parallel lines, 175 feet, to an alley.

Being the same property conveyed to Paro South, LLC, a tennessee limited liability company by deed from Christian J. Paro, dated August 29, 2007, of record in Instrument No 20070830-0104495, Register's Office for said County.

**This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.**

This conveyance is made subject to the following:

1) 2015 taxes and subsequent years.
2) Matters shown on the Plan of record in Plat Book 57, page 22, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as 916 Boscobel Street, Nashville, Tennessee 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 **K & D Werks, LLC, a Tennessee Limited Liability Company**, its successors and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind its self, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims

of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Paro South, LLC

Christian Paro, manager

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally came Christian Paro, manager with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the manager respectively of Paro South LLC, the within named bargainor, and Limited Liability Company, and that he as such appointed him being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the Limited Liability Company, by the partners, as such manager, and attesting the same of the Limited Liability Company.

WITNESS my hand and notarial seal at my office at Nashville, Tennessee, this 14, day of August, 2015

NOTARY PUBLIC
My commission expires: February 25, 2019

JAMES C. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee )
COUNTY OF Davidson )

The actual value or consideration, whichever is greater, for this transfer is 208,500.00.

Carla R. W. Dodd
AFFIANT

Subscribed and sworn to before me on this 14th day of August 2015.

NOTARY PUBLIC
My Commission Expires:

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016