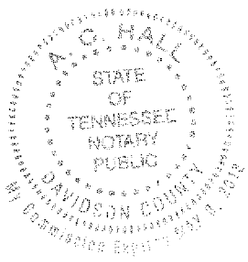
Davidson County DEEDWARR
Recvd: 09/01/15 15:18 2 pgs
Fees:13.00 Taxes:1665.00
20150901-0088916

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $450,000.00.

Affiant

Subscribed and sworn to before me, this the 31st day of August, 2015.

Notary Public

My commission expires: 5-8-18

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37216
615.650.5100

GRND-153723

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Christi L. Mooring Anita J.Bugg	Movement Mortgage, LLC	
2600 Bronte Avenue	841 Seahawk Circle	072-10-0-184.00
Nashville, TN 37216	Virginia Beach, VA 23452	

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 **CHRISTI L. MOORING, UNMARRIED AND ANITA J. BUGG, UNMARRIED**, 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 the Southerly part of Lot No. 22 on the Plan of Eastmoor Place, a Subdivision by B. R. Kennedy of Part of Lots No. 3 & 4 and all of Lot No. 5 in Division of Mrs. Lucinda Litton's Land, of record in Plat Book 547, Pages 177 and 178, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 22 begins at a point on the Westerly line of said Lot No. 22 and the Easterly margin of Bronte Avenue, 25 feet from the Southwest corner of Lot No. 21 in said subdivision; running thence South with the Westerly margin of said Avenue 25 feet to the Northwest corner of Lot No. 23 in said subdivision; thence Southwardly with the Easterly line of said Lot No. 23, 234.3 feet and in all 259.3 feet to a point; thence 10.5 degrees East 96.25 to a point; thence North 39 degrees East 277.3 feet to the point of beginning.

Being a portion of the same property conveyed to Elvin A. Woodruff, Jr. and wife, Sara Marshall by Quitclaim deed from Elvin A. Woodruff, Jr. and wife, Sara Marshall, of record in Instrument No. 20100114-0003665, Register's Office for Davidson County, Tennessee, dated January 14, 2010 and recorded on January 14, 2010.

Being a portion of the same property conveyed to K&D Werks, LLC, a Tennessee limited liability company by Warranty Deed from Elvin A. Woodruff, Jr. and wife, Sara Marshall, of record in Instrument No. 20150428-0038061, Register's Office for Davidson County, Tennessee, dated April 24, 2014 and recorded on April 28, 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 2600 Bronte Avenue, 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 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 31st 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 31st 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

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-25-2018

Shelly M Smith