Warranty Deed

BILL GARRETT, Davidson County
Trans:T20160021212 DEEDWARR
Recvd: 03/15/16 13:25 2 pgs
Fees:13.00 Taxes:1259.85
20160315-0024566

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $340,500.00.

Affiant

Subscribed and sworn to before me, this the 11th day of March, 2016.

Notary Public

My commission expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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:
James R. Sigler Laurel Sigler	New owner	
1405 Franklin Avenue		083-05-0-350.00
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 **JAMES R. SIGLER AND LAUREL SIGLER, 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 the Westerly 41.3 feet front and 10.5 feet rear of Lot No. 45 on the Plan of Subdivision of Part of The Weakley Home Place of record in Plat Book 421, Page 36, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 45 fronts 41.3 feet on the Northerly margin of Franklin Avenue and extends back 150 feet, more or less, on the Easterly lot line and 154.1 feet on the Westerly lot line, to a rear line measuring 10.5 feet thereon.

Being the same property conveyed to Lori B. Honig, a single person by Quitclaim deed from Lori B. Honig, a single person and Raye D. Berry, a single person, join tenants with right of survivorship of record in Instrument No. 20060626-0075848 Register's Office for Davidson County, Tennessee, dated May 23, 2006 and recorded on June 26, 2006.

Being the same property conveyed to K&D Werks, LLC, a Tennessee limited liability company by Warranty deed from Lori B. Honig, a single person of record in Instrument No. 20150831-0088229 Register's Office for Davidson County, Tennessee, dated August 28, 2015 and recorded on August 31, 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 1405 Franklin 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 11th day of March, 2016.

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 11th day of March, 2016.

_____
Notary Public

My Commission Expires: 7-2-2018

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