BILL GARRETT, Davidson County
Trans:T20160045255 DEEDWARR
Recvd: 05/27/16 16:00 2 pgs
Fees:13.00 Taxes:906.50
20160527-0054011

Warranty Deed

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $245,000.00. Affiant Subscribed and sworn to before me, this the 25th day of May, 2016. Notary Public My commission expires: 7-2-18

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:
K&D Werks, LLC	New Owner	
1423 Stratton Avenue		083-10-0-136.00
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, **RUBEN GARCES, A MARRIED MAN* AND JAMES RITZMAN, A MARRIED MAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **K&D WERKS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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 Lot No. 278 and Westerly 10 feet of Lot 279 on the Plan of McEwen Place of record in Plat Book 332, Page 133, 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 Lot No. 278 and the Westerly part of Lot No. 279 front together 40 feet on the Southerly side of Ordway Place, formerly Grove Avenue, and runs back 135.8 feet on the Westerly side and 136 feet, more or less, on the Easterly line to an alley, measuring 40 feet thereon.

Being the same property conveyed to Donald Franklin and wife, Judy G. Franklin by Quitclaim deed from John O. Hodge and wife, Eulah Mae Hodge of record in Book 10498, page 272, Register's Office for Davidson County, Tennessee, dated May 21, 1997 and recorded on June 19, 1997. Affidavit of Heirship recorded on February 10, 2015, in Instrument No. 20150210-0012440 and Instrument No. 20150210-0012441, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ruben Garces and James Ritzman by Warranty deed from Wanda Franklin, unmarried, Angela Stone, married and Brandymae R. Pistole, married, the heirs of Judy Gale Franklin This property was inherited and is not the residence of Angela Stone or Brandymae R. Pistole, or the spouse of either Angela Stone or Brandymae R. Pistole of record in Instrument No. 20150210-0012442 Register's Office for Davidson County, Tennessee, dated February 05, 2015 and recorded on February 10, 2015.

**Neither Grantor(s), nor Grantor's spouse, ever resided in the above-described real property.*

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 known as 1624 Ordway Place, 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 25th day of May, 2016.

Ruben Garces

James Ritzman by Ruben Garces, Attorney in Fact

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 Ruben Garces, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 25th day of May, 2016.

Notary Public

My Commission Expires: 7-2-18

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of May, 2016, before me personally appeared Ruben Garces, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of James Ritzman as attorney-in-fact, and acknowledged that he/she executed the same as the free act and deed of James Ritzman.

Witness my hand and seal this 25th day of May, 2016.

Notary Public

My Commission Expires: 7-2-18

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