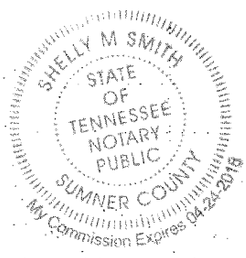
Davidson County DEEDWARR
Recvd: 06/08/16 09:35 2 pgs
Fees:13.00 Taxes:2090.50
20160608-0057703

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $565,000.00 Affiant Subscribed and sworn to before me, this the 2nd day of June, 2016. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

RPM-1630109

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Joseph Engstrom Christine Arslanian	Highlands Mortgage	
521 South 13th Street	12001 N Central Expressway Ste 750	094-01-0-033.00
Nashville, TN 37206	Dallas, TX 75243	

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 **JOSEPH ENGSTROM AND CHRISTINE ARSLANIAN, 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 Lot No. 94 on the Plan of Payne Blakemore and Cummings Addition to Nashville of record in Plat Book 57, Page 70, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Morris Kraft and The Calvin A. Buchman Family Trust by deed from Gail Biener Wales, Anita Biener Howards and Prit Pal Khalsa, the only heirs at law of Maxie Biener, deceased of record in Instrument No. 20080502-0045235, Register's Office for Davidson County, Tennessee, dated April 30, 2008 and recorded on May 2, 2008.

Morris Kraft having since died on August 4, 2013. Last Will and Testament of Morris Kraft filed in the Seventh Circuit Court of Davidson County, Tennessee, Probate No. 13P1350. Said Last Will and Testament of Morris Kraft having appointed Kenneth Randall Kraft and Keith Ryan Kraft as Co-Trustees of the Estate of Morris Kraft. Calvin A. Buchman having since died on March 7, 1984. Last Will and Testament of Calvin A. Buchman filed in Davidson County, Tennessee, Probate No. 74624. Said Last Will and Testament of Calvin A. Buchman having appointed Lee S. Kraft as trustee of the Calvin A. Buchman Family Trust.

Being the same property conveyed to Linda Buchman Bernstein, Ed Buchman, Hannah-Lea Buchman, Katherine Joan Buchman, and Calin Buchman Oliverio, as tenants in common by Quitclaim deed from Estate of Morris Kraft and the Calvin A. Buchman Family Trust of record in Instrument No. 20140324-0023838 Register's Office for Davidson County, Tennessee, dated March 11, 2014 and recorded on March 24, 2014.

Being the same property conveyed to Ted Barone, unmarried, and Jacqueline Clougherty, unmarried, as tenants in common with the right of survivorship by Warranty deed from

Linda Buchman Bernstein and Ed Buchman and Hannah-Lea Buchman and Katherine Joan Buchman and Calin Buchman Oliverio of record in Instrument No. 20140509-0039964 Register's Office for Davidson County, Tennessee, dated May 06, 2014 and recorded on May 09, 2014.

Being the same property conveyed to K & D Werks, LLC by warranty deed from Ted Barone and Jacqueline Clougherty, husband and wife of record in Instrument No. 20151008-0102937 Register's Office for Davidson County, Tennessee, dated October 6, 2015 and recorded on October 8, 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 known as 521 South 13th 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 2nd day of June, 2016.

K&D Werks, LLC, a Tennessee Limited Liability Company

David Wilson, 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/herself to be an Authorized Member of K&D Werks, LLC, a Tennessee Limited Liability Company, and that he/she, 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 2nd day of June, 2016.

ANGIE L. LAWLESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2019

Notary Public

My Commission Expires:

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
WARREN COUNTY

Shelly M Smith

Commission Expires
4-24-2018