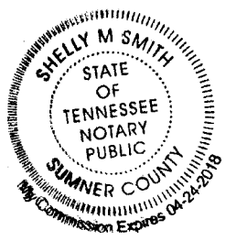
Davidson County DEEDWARR
Recvd: 08/16/16 15:52 2 pgs
Fees:13.00 Taxes:2201.50
20160816-0085546

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $595,000.00. Affiant Subscribed and sworn to before me, this the 12th day of August, 2016. Notary Public My commission expires: 4-24-18

1643369

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:
Danna B. Owen	New Owner	
1200 Fatherland Street		083-13-0-104.00
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 **DANNA B. OWEN, AN UNMARRIED WOMAN**, 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 north 113 feet Lot No. 98 on the Plan of East Edgefield Plan Subdivision of record in Plat Book 21, Page 147, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Land in Davidson County, Tennessee, being the North 113 feet Lot No. 98 on the Plan of East Edgefield Plan Subdivision of record in Plat Book 21, Page 147, 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 Elmore Young, unmarried by Warranty Deed from James C. McCool, Jr. and wife, Judy K. McCool, of record in Instrument No. 20020219-0020838, Register's Office for Davidson County, Tennessee, dated February 18, 2002 and recorded on February 19, 2002.

The said Elmore Young, also known as Clarence Elmore Young, Jr., died intestate on December 17, 2002, and his interest in the subject property passed to Austin Young, Tanya Marsh and Wanda Kay Oldham, as his surviving heirs at law as evidenced by an Affidavit of Heirship recorded at Instrument No. 20151105-0113026, Register's Office for Davidson County, Tennessee. Further, the said Austin Young was appointed as Administrator of the Estate of Clarence Elmore Young, Jr. pursuant to Letters of Administration issued by the Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 15P1397.

Being the same property conveyed to K & D Werks, LLC, a Tennessee Limited Liability Company by Warranty Deed from Austin Young and Tanya Marsh and Wanda Kay Oldham, as the Surviving Heirs of The Estate of Clarence Elmore Young, Jr., of record in Instrument No. 20151211-0125037, Register's Office for Davidson County, Tennessee, dated December 10, 2015 and recorded on December 11, 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 1200 Fatherland 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 12th day of August, 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 12th day of August, 2016.

Notary Public

My Commission Expires
8-23-16

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

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

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Commission Expires
4-24-2018