WARRANTY DEED

KRISTIAN BOOTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 20, 2019

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $265,000.00.

Affiant

Subscribed and sworn to before me this 29th day of AUGUST, 2016.

Notary Public
My Commission expires: 8-20-19
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
K & D Werks, LLC	SAME	08302006900
1423 Stratton Avenue		
Nashville, TN 37206		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Stephen F. Meade, married** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **K & D Werks, LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Property known as 1112 Chapel Avenue Nashville, Tennessee:

Land in Davidson County, Tennessee, being Lot Number 15 and the Southerly half of Lot Number 16 on the Map of Sharpe and Horn's Subdivision of Elwood place, of record in Book 332, Page 18, Register's Office for Davidson County, Tennessee.

Said Lot No. 15 and part of Lot No. 16 front together 75 feet on the Westerly side of Chapel Avenue, formerly Hunter Lane and run back between parallel lines 175 feet to an alley.

Being a portion of the same property conveyed to Stephen F. Meade and wife, Helen Katherine Creason Meade from Stephen F. Meade by Quitclaim Deed on August 24, 2006, of record in Instrument Number 20060828-0106324, Register's Office for Davidson County, Tennessee. Helen Katherine Creason Meade having deceased on April 29, 2010.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 in the estimated amount of $2,417.19 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 08302006900, which are not due until 10/1/2016.
- Subject to all matters as shown on the Plan of record in Plat Book 332, Page 18, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20160078937 DEEDWARR
Recvd: 09/08/16 14:57 2 pgs
Fees:13.00 Taxes:980.50
20160908-0094755

- Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

This is improved property known as: **1112 Chapel Avenue, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this August 29, 2016.

Stephen F. Meade

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Stephen F. Meade,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 29, 2016

My commission expires 5-24-17

Notary Public

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY