BILL GARRETT, Davidson County
Trans:T20170002233 DEEDWARR
Recvd: 01/09/17 15:46 3 pgs
Fees:18.00 Taxes:869.50
20170109-0002516

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $235,000.00.

Affiant

Subscribed and sworn to before me, this the 5th day of January, 2017.

Notary Public

My commission expires: 11/5/18

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		083-13-0-252.00
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, **ROBERTA WASHINGTON, UNMARRIED AND KAREN N. WASHINGTON NKA KAREN E. NICKENS, UNMARRIED AND LISA A. MATTHEWS ROBIN D. BEARD, ELLIOTT C. STENNIS, ANTHONY STENNIS, JOHNATHON NICKENS AND BRIAN F. WASHINGTON, AS THE HEIRS AT LAW TO ELLIOTT WASHINGTON, DECEASED**, 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. 76 on the Plan of Payne, Blakemore & 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 Roberta Washington, unmarried, a one-half undivided interest and Elliott Washington, and wife, Karen N. Washington, a one-half undivided interest by Warranty Deed from Taylor Henry Jr., married, of record in Book 8782, page 437, Register's Office for Davidson County, Tennessee, dated October 21, 1992 and recorded on November 10, 1992.

Elliott Washington having since died August 30, 2009. Heirship Affidavit of record in Instrument No 20170109-0002514.

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 1204 Shelby 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 5th day of January, 2017.

Roberta Washington By LaTorrance Washington Attorney in fact

Roberta Washington by LaTorrance Washington, Attorney in Fact

Karen N Washington NKA Karen E Nickens

Karen N. Washington NKA Karen E. Nickens

Heirs-at-Law of Elliott Washington, Deceased

Lisa A. Matthews

Robin D. Beard

Elliott C. Stennis

Anthony Stennis

Johnathon Nickens

Brian F. Washington

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 Karen N. Washington NKA Karen E. Nickens, 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 5th day of January, 2017.

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

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of January, 2017, before me personally appeared LaTorrance Washington, 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 Roberta Washington as attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Roberta Washington.

Witness my hand and seal this 5th day of January, 2017.

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

Notary Public

My Commission Expires:

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 Lisa A. Matthews, Robin D. Beard, Elliott C. Stennis, Anthony Stennis, Johnathon Nickens and Brian F. Washington, Heirs at Law of the Estate of Elliott Washington, Deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 5th day of January, 2017.

Notary Public

My Commission Expires:

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