BILL GARRETT, Davidson County
Trans:T20170017445 DEEDWARR
Recvd: 02/28/17 15:26 2 pgs
Fees:13.00 Taxes:865.80
20170228-0019949

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $234,000.00.

Affiant

Subscribed and sworn to before me, this the 24th day of February, 2017.

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		083-06-0-402.00
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, **DEBRA L. MEECE, UNMARRIED**, 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 the Northeasterly part of Lot No. 63 on the Plan of Rolling Acres of record in Plat Book 1130, Page 34, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning on the Northwesterly margin of Hackberry Lane at the corner of Lots Nos. 63 and 64; thence with the said Lane Southwestwardly 100 feet to a point 25 feet Northeast of the corner of Lots Nos. 62 and 63; thence Northwestwardly 162.8 feet, more or less, to the Southerly line of a lot marked "Fluty" on said Plan, being 24.6 feet East of the corner of said lots Nos. 62 and 63; thence with the Southerly line of the lot marked " Fluty" Eastwardly 65.4 feet to the common corner of lots Nos. 63, 64 and the lot marked '' Fluty'' thence with the line between lots Nos. 63 and 64 Southeastwardly 133.3 feet to the beginning.

Being the same property conveyed to Debra L. Meece, unmarried by Warranty deed from Roy D. Tucker, Jr. of record in Book 9357, page 278, Register's Office for Davidson County, Tennessee, dated May 16, 1994 and recorded on May 26, 1994.

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 2019 Hackberry Lane, 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 24th day of February, 2017.

Debra L. Meece

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 Debra L. Meece, 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 24th day of February, 2017.

Notary Public

My Commission Expires: 7-2-18

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