BILL GARRETT, Davidson County
Trans:T20170024050 DEEDWARR
Recvd: 03/21/17 15:34 2 pgs
Fees:13.00 Taxes:884.30
20170321-0027684

ADDRESS OF NEW OWNER &
SEND TAX BILLS TO:
K & D WERKS, LLC
1423 STRATTON AVENUE
NASHVILLE, TN 37206

THIS INSTRUMENT WAS PREPARED BY:
KELLY & SMITH
LAW OFFICES
GALLATIN, TENNESSEE 37066

MAP AND PARCEL 083-14-0-350.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED THIRTY-NINE THOUSAND AND NO/100 ($239,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, **I, RACHEL BIGGER STAFF**, a married woman, have this day bargained and sold and by these presents do hereby transfer and convey unto **K & D WERKS, LLC**, its successors and assigns, the following described lot or parcel of land situated in Davidson County, Tennessee, as follows:

BEING Lot No. 145 on the Plan of EDGEFIELD LAND COMPANY'S FIRST SUBDIVISION of record in Plat Book 57, page 130, 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 Rachel Bigerstaff by deed from Archie Lee Russell and wife, Arcelia P. Misquez n.k.a. Arcelia P. Russell of record in Instrument No. 20161216-0132207, in the Register's Office for Davidson County, Tennessee. Being also known as 1905 Shelby Avenue, Nashville, TN 37206.

Grantor hereby warrants that this is not the principal place of residence of Rachel Biggerstaff nor her husband and is therefore not subject to the homestead exemption.

TO HAVE AND TO HOLD the above described lot or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said GRANTEE, its successors and assigns, in fee simple forever.

I COVENANT with the said GRANTEE that I am lawfully seized and possessed of the above-described lot or parcel of land, that I have a good right to convey same, and that the same is unencumbered, EXCEPT for 2017 real estate taxes, applicable zoning and building regulations and permits and all visible easements.

I FURTHER COVENANT with the said GRANTEE and bind myself, my heirs and legal representatives, to warrant and forever defend the title to said lot or parcel of land, unto the said GRANTEE, its successors and assigns, against all lawful claims of all persons whomsoever.

WITNESS this the 16 day of March, 2017.

Rachel Biggerstaff
RACHEL BIGGER STAFF

STATE OF TENNESSEE

COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **RACHEL BIGGERSTAFF**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Gallatin, Tennessee on this the 16 day of March, 2017.

Vicki Grantham
NOTARY PUBLIC

VICKI GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-21-2020

MY COMMISSION EXPIRES: 4-21-20

OATH

STATE OF TENNESSEE

COUNTY OF SUMNER

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $239,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Meredith Mabry
AFFIANT

SUBSCRIBED and sworn to before me, this the 16TH day of March, 2017.

JANE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 7, 2017

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____