WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $362,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF JULY, 2017.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

CARMEN COATS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires January 9, 2018

G-VRES-17-01612

BILL GARRETT, Davidson County
Trans:T20170060514 DEEDWARR
Recvd: 07/14/17 15:22 4 pgs
Fees:23.00 Taxes:1339.40
20170714-0071211

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
K & D Werks, LLC	***New Owner***	
(NAME)	(NAME)	
1423 Stratton Avenue		**083-14-0-232.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

LIMI INVESTMENTS, LLC; AND

NEXT GENERATION TS FBO RAMONA CAPORUSSO IRA #3098, 646 LONG ISLAND AVE., DEER PARK, NY 11729; (erroneously listed on current deed as Next Generation TS FBO Ramona Caporusso Account #3098) AND

SPECIALIZED IRA SERVICES FBO JILL NEALY ROTH ACCOUNT #100-908, 6100 INDIAN SCHOOL RD NE STE. 215, ALBUQUERQUE, NM 87110; AND

SPECIALIZED IRA SERVICES FBO MARIA REIS-MASON IRA, 6100 INDIAN SCHOOL RD NE STE. 215 ALBUQUERQUE, NM 87110,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **K & D WERKS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** , hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 323 on the Plan of Edgefield Land Company's Subdivision of record in Plat Book 57, Page 152, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 323 fronts 50 feet on the Southerly side of Lillian Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to LIMI Investments, LLC, and Next General TS FBO Ramona Caporusso account #3098, 646 Long Island Ave., Deer Park, NY 11729, and Specialized IRA Services FBO Jill Nealy Roth account #100-908, 6100 Indian School Rd NE Ste. 215, Albuquerque, NM 87110, and Specialized IRA Services FBO Maria Reis-Mason IRA, 6100 Indian School Rd NE Ste. 215, Albuquerque, NM 87110, as tenants in common by Warranty deed from Margaret Wilson and John Sierros, wife and husband of record in Instrument No. 20160412-0035010 Register's Office for Davidson County, Tennessee, dated April 04, 2016 and recorded on April 12, 2016.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 152, Register's Office for *Davidson County, Tennessee.*
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1612 Lillian Street, Nashville, Tennessee 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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. 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 my/our hand(s) this the 7th DAY OF JULY, 2017.

LIMI Investments, LLC

BY: _____
Lise Pryce
Managing Member

BY: _____
Michael Pryce
Managing Member

STATE OF Oregon
COUNTY OF Douglas

Before me, the undersigned Notary Public, personally appeared LISE PRYCE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the MANAGING MEMBER of LIMI INVESTMENTS, LLC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as MANAGING MEMBER.

Witness my hand and official seal, this the 7th of July, 2017.

_____
Notary Public
My Commission Expires: 5/7/19
(SEAL)

OFFICIAL STAMP
CASEY ALLEN APPLEGARTH
NOTARY PUBLIC-OREGON
COMMISSION NO. 938843
MY COMMISSION EXPIRES MAY 07, 2019

STATE OF Oregon
COUNTY OF Douglas

Before me, the undersigned Notary Public, personally appeared MICHAEL PRYCE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the MANAGING MEMBER of LIMI INVESTMENTS, LLC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as MANAGING MEMBER.

Witness my hand and official seal, this the 7th of July, 2017.

_____
Notary Public
My Commission Expires: 5/7/19
(SEAL)

OFFICIAL STAMP
CASEY ALLEN APPLEGARTH
NOTARY PUBLIC-OREGON
COMMISSION NO. 938843
MY COMMISSION EXPIRES MAY 07, 2019

Witness my/our hand(s) this the 7th DAY OF JULY, 2017.

Specialized IRA Services FBO Jill Nealy Roth Account #100-908,
6100 Indian School Rd NE Ste. 215, Albuquerque, NM 87110

BY:_____

Specialized IRA Services FBO Maria Reis-Mason IRA,
6100 Indian School Rd NE STE. 215 Albuquerque, NM 87110

BY:_____

STATE OF New Mexico
COUNTY OF Bernalillo

Before me, the undersigned Notary Public, personally appeared NED KRAGULJAC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the AUTHORIZED SIGNOR of SPECIALIZED IRA SERVCIES LLC FBO Jill Nealy Roth Account #100-908, 6100 Indian School Rd NE Ste. 215, Albuquerque, NM 87110, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the company as AUTHORIZED SIGNOR

Witness my hand and official seal, this the 7th of July, 2017.

Notary Public
My Commission Expires: 03/03/21
(SEAL)

OFFICIAL SEAL
Bethany Folk
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 03/03/21

STATE OF New Mexico
COUNTY OF Bernalillo

Before me, the undersigned Notary Public, personally appeared NED KRAGULJAC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the AUTHORIZED SIGNOR of SPECIALIZED IRA SERVCIES LLC FBO Maria Reis-Mason IRA, 6100 Indian School Rd NE STE. 215 Albuquerque, NM 87110, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the company as AUTHORIZED SIGNOR

Witness my hand and official seal, this the 7th of July, 2017.

Notary Public
My Commission Expires: 03/03/21
(SEAL)

OFFICIAL SEAL
Bethany Folk
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 03/03/21

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Witness my/our hand(s) this 10th day of July, 2017

Next Generation TS FBO Ramona Caporusso IRA #3098,
646 Long Island Ave., Deer Park, NY 11729

Read & Approved
7/7/17

BY: _____
Kyle Schickram
Authorized Agent

STATE OF New Jersey
COUNTY OF Essex

Before me, the undersigned Notary Public, personally appeared KYLE SCHICKRAM, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the AUTHORIZED AGENT of NEXT GENERATION TS FBO RAMONA CAPORUSSO IRA #3098, 646 LONG ISLAND AVE., DEER PARK, NY 11729, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as AUTHORIZED AGENT.

Witness my hand and official seal, this the 10th of July, 2017.

Notary Public
My Commission Expires: April 16, 2022
(SEAL)

STATE OF NEW JERSEY NOTARY PUBLIC

DEANNA V COOK
My Commission Expires
April 16, 2022

This Agreement is signed by Next Generation Services, LLC (NGS) not individually but solely as agent for the Custodian, Next Generation Trust Company (NGTC) under the Individual Retirement Account (IRA) Plan Agreement also known as Form 5305. Said Agreement is hereby made a part hereof & any claims against NGS and NGTC which may result herefrom, shall be payable only out of any IRA property which may be held hereunder. Any & all liability of NGS and NGTC is hereby expressly waived by the parties hereto & their respective successors & assigns. All representations & undertakings are of NGS as agent for NGTC as aforesaid & not individually & no liability is assumed by or shall be asserted against NGS as a result of the signing of this instrument. The grantor, as account controller, has made all representations & warranties contained herein & NGS, as agent for NGTC, is signing this document along with the grantor merely to assist the grantor in this purchase as prescribed by the Internal Revenue Service procedures requiring the purchase to be made by an IRA Custodian on behalf of the IRA. NGS and NGTC hereby disclaim all fiduciary responsibility for the investment choice and its inherent risks. The beneficial owner indemnifies & agrees to hold harmless NGS and NGTC in following these instructions.