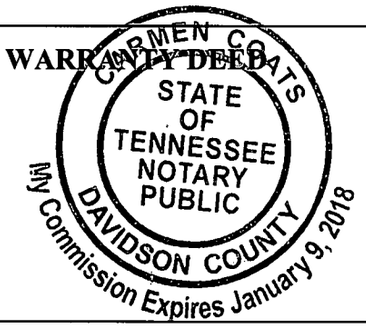
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $250,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 17TH DAY OF JULY, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 17-3762B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
K&D Werks LLC	NEW OWNER	083-10-0-134.00
1423 Stratton Ave		
Nashville, TN 37206		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

KIERAN F. KANE, A SINGLE MAN AND LUCAS KANE, A SINGLE MAN, AS JOINT TENANTS

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), 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. 275 on the Plan of McEwen Place of record in Plat Book 332, Page 133, 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. 275 fronts 50.0 feet on the Southerly side of Ordway Place, formerly Grove Avenue, and runs back 135.0 feet on the Westerly line and 135.4 feet on the Easterly line, to an alley, measuring 50.0 feet thereon.

Being the same property conveyed to Kieran F. Kane, a single man by Warranty Deed from Nancy Miller Mathis of record in Instrument No. 20041027-0129308 Register's Office for Davidson County, Tennessee, dated October 25, 2004 and recorded on October 27, 2004.

Being the same property conveyed to Kieran F. Kane, a single man, and Lucas Kane, a single man, as joint tenants by Quitclaim Deed from Kieran F. Kane, a single man of record in Instrument No. 20140220-0014683 Register's Office for Davidson County, Tennessee, dated January 14, 2014 and recorded on February 20, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 1620 Ordway, 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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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.

BILL GARRETT, Davidson County
Trans:T20170061877 DEEDWARR
Recvd: 07/19/17 15:43 2 pgs
Fees:13.00 Taxes:925.00
20170719-0072945

Witness my hand on the 17th day of July, 2017.

Kieran F. Kane

Lucas Kane

STATE OF NEW YORK

COUNTY OF Saratoga

Personally appeared before me, a Notary Public of said County and State, ~~KIERAN~~ F. KANE AND LUCAS KANE, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the ~~purposes~~ therein contained.

Witness my hand and official seal, this 17th day of July, 2017.

LISA M C ILYADIS
Registration #01IL6152394
Qualified in Albany County
My Commission Expires
September 11, 2018

Notary Public

My Commission Expires: 09.11.2018

File #: 17-3762B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027