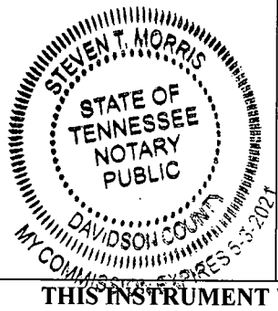
Bill Garrett Davidson County
Batch# 52016 DEEDWARR
01/26/2018 03:12:07 PM 2 pgs
Fees: $13.00 Taxes: $2,216.30
20180126-0008588

# Warranty Deed

| | |
|---|---|
|  | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $599,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 25th day of January, 2018.<br><br>Notary Public<br><br>My commission expires: 5-3-21 |

**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: |
|---|---|---|
| Arnulfo Rudy Silva | Legacy Home Loans, LLC | |
| 1905 Shelby Avenue | 8119 Isabella Lane, Suite 105 | 083-14-0-350.00 |
| Nashville, TN 37206 | Brentwood, TN 37027 | |

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, **K & D WERKS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ARNULFO RUDY SILVA, A MARRIED MAN**, 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. 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 Archie Lee Russell and Arcelia P. Misguez by Warranty Deed from L-W Investment Properties, Inc. of record in Book 7163, Page 432, Register's Office for Davidson County, Tennessee, dated March 05, 1987 and recorded on March 10, 1987.

Being the same property conveyed to Rachel Biggerstaff by Warranty Deed from Archie Lee Russell and wife, Arcelia P. Misguez n.k.a Arcelia P. Russell of record in Instrument No. 20161216-0132207 Register's Office for Davidson County, Tennessee, dated December 15, 2016 and recorded on December 16, 2016.

Being the same property conveyed to K & D Werks, LLC by Warranty Deed from Rachel Biggerstaff of record in Instrument No. 20170321-0027684 Register's Office for Davidson County, Tennessee, dated March 16, 2017 and recorded on March 21, 2017.

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 1905 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 25th day of January, 2018.

***K&D Werks, LLC, a Tennessee Limited Liability Company***

David Wilson, Authorized Member

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 David Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be an Authorized Member of K&D Werks, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 25th day of January, 2018.

Notary Public

My Commission Expires: 7-2-18

