Bill Garrett Davidson County
Batch# 62305 DEEDWARR
02/26/2018 10:17:56 AM 2 pgs
Fees: $13.00 Taxes: $1,979.50
20180226-0017690

Warranty Deed

Return to: MAGNOLIA TITLE & ESCROW 1104 Fatherland Street NASHVILLE, TN 37206	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $535,000.00. Affiant Subscribed and sworn to before me, this the 22nd day of February, 2018. Notary Public My commission expires: 8.17.19

RENNA ANN WALTERS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Julie Matway	Newowner	
1612 Lillian Street		083-14-0-232.00
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, **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 **JULIE MATWAY, UNMARRIED WOMAN**, 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. 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 Margaret Wilson and John Sierros, wife and husband by Warranty deed from Bennie Jean Brandon, an unmarried woman of record in Instrument No. 20150519-0046174 Register's Office for Davidson County, Tennessee, dated May 15, 2015 and recorded on May 19, 2015.

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.

Being the same property conveyed to K & D Werks, LLC, a Tennessee Limited Liability Company by Warranty deed from LIMI Investments, LLC, and Next General 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, of record in Instrument No. 20170714-0071211 Register's Office for Davidson County, Tennessee, dated July 7, 2017 and recorded on July 14, 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 1612 Lillian Street, 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 22nd day of February, 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 22nd day of February, 2018.

Notary Public

My Commission Expires: 5/3/21

