Bill Garrett Davidson County
Batch# 64178 DEEDWARR
03/01/2018 03:28:30 PM 2 pgs
Fees: $13.00 Taxes: $2,534.50
20180301-0019567

Warranty Deed

DANIEL D. BRITT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 5, 2021	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $685,000.00. Carmen Coats Affiant Subscribed and sworn to before me, this the 28th day of February, 2018. Notary Public My commission expires:

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:
Jubalee Properties, Ltd.	New Owner	
4833 Saratoga Blvd. #449		083-10-0-134.00
Corpus Christi, TX 78413		

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 **JUBALEE PROPERTIES, LTD., A TEXAS LIMITED PARTNERSHIP**, 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. 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.

Being the same property conveyed to K&D Werks, LLC, a Tennessee Limited Liability Company by Warranty deed from Kieran F. Kane, a single man and Lucas Kane, a single man, as joint tenants of record in Instrument No. 20170719-0072945 Register's Office for Davidson County, Tennessee, dated July 17, 2017 and recorded on July 19, 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 1620 Ordway Place, 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 28th 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 28th day of February, 2018.

Notary Public

My Commission Expires: 7-2-2018

