Bill Garrett Davidson County
Batch# 69610 DEEDWARR
03/15/2018 11:46:25 AM 2 pgs
Fees: $13.00 Taxes: $2,072.00
20180315-0024493

Warranty Deed

DAVIDSON COUNTY GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $560,000.00. Affiant Subscribed and sworn to before me, this the 14th day of March, 2018. Notary Public My commission expires: 03-08-21

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:
Eileen L. Miner	New owner	
3731 Cedarwood Drive		062-09-0-021.00
Nashville, TN 37216		

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 **EILEEN L. MINER, UNMARRIED**, 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. 22 on the Map of Riverwood Subdivision, being a subdivision of the East part of Lot No. 4 in the Division of the William Williams Lands on the Gallatin Turnpike, as of record in Book 547, page 62, Register's Office for said County, and more particularly described according to a survey prepared by Caldwell engineering & Surveying, dated August 10, 1978, revised August 21, 1978, as follows:

Beginning at a point on the Westerly margin of Cedarwood Drive, as widened, at the common front of Lots 22 and 23, thence, with the line between said Lots, Westwardly 166.53 feet, more or less to a point at the common rear corner of said lots.; thence, with the rear line of Lot No. 22, North. 43 degrees 16' West 113.0 feet to an iron pin; thence, continuing with said line, North 39 degrees 23' West 29.25 feet to the common rear corner of Lots Nos. 21 and 22; thence, with the line between said Lots, North 79 degrees 12' East 222.91 feet to an iron pin on the Westerly margin of Cedarwood Drive, as widened; thence, with said margin, Southwardly along an 800.0 foot radius curve, 103.68 feet, more or less to the point of beginning.

Being the same property conveyed to Stephen O. Howell and wife, Paula E. Howell by Warranty deed from AAA Realty Company of record in Book 5745, page 710, Register's Office for Davidson County, Tennessee, dated May 08, 1981 and recorded on May 15, 1981.

Being the same property conveyed to K&D Werks, LLC, A Tennessee Limited Liability Company by Warranty deed from Stephen O. Howell and wife, Paula E. Howell of record in Instrument No. 20170920-0096581 Register's Office for Davidson County, Tennessee, dated September 18, 2017 and recorded on September 20, 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 3731 Cedarwood Drive, Nashville, TN 37216.

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 14th day of March, 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 14th day of March, 2018.

Notary Public

My Commission Expires: 7-2-18

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018