This instrument prepared by:
MLJ Escrow & Title, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 1805044

Bill Garrett Davidson County
Batch# 111800 DEEDWARR
07/02/2018 03:30:53 PM 2 pgs
Fees: $13.00 Taxes: $858.40

20180702-0064101

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
K&D Werks, LLC 1423 STRATTON AVE NASHVILLE, TN 37206	New Owner 1423 Stratton Ave Nashville, TN 37206	83-13-243.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **Larry Swift, unmarried,** hereinafter called the Grantors, 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, their heirs and assigns, a certain tract or parcel of land in Davidson, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 28, Payne, Blakemore and Commings' Addition to East Nashville as of record in Book 57, page 70, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mary Belle Swift, unmarried, by Warranty Deed from Bethel A Hildreth and wife, Mary Ellen Hildreth, dated 7/26/1977 and recorded 7/26/1977, of record in Book 5175, page 806, Register's Office for Davidson County, Tennessee. Being further conveyed to Mary Belle Swift and son, Larry Swift, Joint Tenants with Right of Survivorship, by Quit Claim Deed from Mary Belle Swift, unmarried, dated 10/5/2016 and recorded 10/26/2016, of record in Instrument No. 20161026-0113218, Register's Office for Davidson County, Tennessee.

Mary Belle Swift has since passed away on 8/26/17 leaving Larry Swift, unmarried, sole owner of said property.

SUBJECT TO THE FOLLOWING:

1. 2018 taxes are a lien and will be the responsibility of the Grantee for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which June affect the within described property.

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, his heirs and assigns, forever;

AND **Larry Swift, unmarried,** do covenant with the said Grantee that they are lawfully

seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Larry Swift, unmarried,** further covenant and bind their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: 510 South 12th Street, Nashville, TN 37206

Executed on this 29th day of June, 2018.

Larry Swift

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public of said County and State, **Larry Swift, unmarried,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand this 29th day of June, 2018.

Notary Public

My Commission Expires: 1-8-19

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $232,000.00

Affiant

Sworn to and subscribed to me, the undersigned, 29th day of June 2018.

Carmen Coats
Notary Public

My Commission Expires:_____

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022