This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title of Murfreesboro, Inc.
239 John R. Rice Blvd., Ste. C
Murfreesboro, Tennessee 37129

From Information Furnished by the Parties.

MAP/GROUP/PARCEL: 08207006100

NAME & ADDRESS OF NEW OWNER:
K&D Werks, LLC
1423 Stratton Avenue
Nashville, TN 37206

SEND TAX BILLS TO:

New Owner

Bill Garrett Davidson County
Batch# 118636 DEEDWARR
07/19/2018 03:18:58 PM 2 pgs
Fees: $13.00 Taxes: $691.90

20180719-0070616

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **BERTHA MAI HALEY AKA ~~BETHA~~ MAE HALEY, UNMARRIED,** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **K&D WERKS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** "Grantee(s)", his/her/their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING all of Lot No. 98, on the Plan of Dr. Van S. Lindsley's Additionn to East Nashville, as shown by plat appearing of record in Plat Book 57, page 25, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Terry Wayne Haley and wife, Bertha Mai Haley, by Warrantty Deed from Vernon F. Haley and wife, Theda Haley, dated January 31, 1978, appearing of record in Book 5250, page 250, of the Register's Office of Davidson County, Tennessee. The said Terry Wayne Haley having since died on March 13, 1985, leaving title to his wife, Bertha Mai Haley, owner fee simple. Bertha Mai Haley is one and the same person as Betha Mae Haley.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 816 Stockell St., Nashville, TN, 37207.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his/her/their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that his/her/their is lawfully seized and possessed of said parcel of real estate, and that his/her/their has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2018 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds his/her/their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons, whomsoever.

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Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 10 day of July, 2018.

Bertha M. Haley
Bertha Mai Haley AKA ~~Betha~~ Mae Haley
Bertha

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Bertha Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, ~~Bertha~~ Mae Haley AKA ~~Betha~~ Bertha Mae Haley, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 10 day of July, 2018.

NOTARY PUBLIC

KAYLA L DODD STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 05-15-2021 RUTHERFORD COUNTY

My Commission Expires: _____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $187,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 16TH day of JULY, 2018.

Carmen Coats
NOTARY PUBLIC

My Commission Expires: _____

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

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