WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 550,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of July, 2018.

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

Notary Public
COMMISSIONEXPIRES: _____

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Bill Garrett Davidson County
Batch# 118637 DEEDWARR
07/19/2018 03:19:32 PM 2 pgs
Fees: $13.00 Taxes: $2,035.00

20180719-0070618

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
K&D Werks, LLC	NEW OWNER	104-11-0-237
(NAME)	(NAME)	
1423 Stratton Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Lucius Dubose and Printha Kyle McCallum, as Co-Trustees of the Lenda and Lucius Dubose Revocable Trust U/A/D November 10, 2011, as revised by First Amended and Restated Trust Agreement dated November 14, 2017,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **K&D Werks, LLC,** HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The Property subject to this conveyance is a certain tract of land in Davidson County, Tennessee, more fully described as follows:

Being Lot No. 89 on the Plan of Branford Realty Company's Subdivision of the Edgar Jones Home Place of record in Book 421, Page 7, Register's Office for Davidson County, Tennessee.

Lot No. 89 fronts 60 feet on the northerly side of Essex Avenue and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Grantor by deed of record in Instrument No. 20111115-0089216 in the Register's Office for Davidson County, Tennessee (correcting the deed at Instrument No. 20111020-0081843 which incorrectly referred to the Grantor trust as "irrevocable") and to Grantor's predecessor in title by deeds of record in Instrument No. 20111020-0081843 and Book 5165, Page 414 in said Register's Office. Also see Certification of Trust of record in Instrument No. 20180719-0070617 in said Register's Office. Lenda DuBose, formerly a Co-Trustee of Grantor Trust, died on December 6, 2011.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is improved property, known as 2602 Essex Place Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 176-18
Warranty Deed Individual LES rev. 06-2018

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 17th day of July, 2018.

Lucius DuBose, Co-Trustee of The Lenda and Lucius Dubose Revocable Trust dated November 10, 2011, as revised by First Amended and Restated Trust Agreement dated November 14, 2017	Printha Kyle McCallum, Co-Trustee of The Lenda and Lucius Dubose Revocable Trust dated November 10, 2011, as revised by First Amended and Restated Trust Agreement dated November 14, 2017

State of Tennessee)
)
County of Davidson)

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Lucius DuBose, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be a Co-Trustee of The Lenda and Lucius Dubose Revocable Trust, First Amended and Restated Trust Agreement dated November 14, 2017 ("Grantor Trust"), and who in my presence affixed his signature to the within instrument acting in his official capacity as a Co-Trustee of the Grantor Trust with intention of binding said Grantor Trust hereto, as his free act and deed for the purposes therein contained.

WITNESS my hand and seal this 17th day of July, 2018.

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 6, 2019

Notary Public

Commission Expires: _____

State of Tennessee)
)
County of Davidson)

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Printha Kyle McCallum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be a Co-Trustee of The Lenda and Lucius Dubose Revocable Trust, First Amended and Restated Trust Agreement dated November 14, 2017 ("Grantor Trust"), and who in my presence affixed her signature to the within instrument acting in her official capacity as a Co-Trustee of the Grantor Trust with intention of binding said Grantor Trust hereto, as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 17th day of July, 2018.

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 6, 2019

Notary Public

Commission Expires: _____