Karen Johnson Davidson County
Batch# 208814 DEEDWARR
03/22/2019 04:00:42 PM 2 pgs
Fees: $13.00 Taxes: $2,072.00
20190322-0026425

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022	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 21st day of March, 2019. Notary Public My commission expires:

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:
Jordan Elizabeth Jones	New Owner	
832 Stockell Street		082-03-0-150.00
Nashville, TN 37207		

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 **JORDAN ELIZABETH JONES, AN UNMARRIED WOMAN**, 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. 90 on the Plan of Dr. Van S. Lindsley's Addition to Edgefield, now East Nashville of record in Plat Book 57, Page 25, 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. 90 fronts 50 feet on the Northerly side of Stockell Street, and runs back between parallel lines, 174-1/2 feet to an alley.

Being the same property conveyed to Larry G. Mansfield and wife, Diane B. Mansfield by Installment deed from William L. Stewart, unmarried of record in Book 4919, Page 569 Register's Office for Davidson County, Tennessee, dated June 04, 1975 and recorded on June 06, 1975.

Being the same property conveyed to Christen Paige by Warranty deed from Larry G. Mansfield and wife Diane Mansfield of record in Instrument No. 20170508-0045237 Register's Office for Davidson County, Tennessee, dated April 27, 2017 and recorded on May 08, 2017.

Being the same property conveyed to K&D Werks, LLC, a Tennessee Limited Liability Company by Warranty deed from Christen Paige, an unmarried woman of record in Instrument No. 20180716-0068940 Register's Office for Davidson County, Tennessee, dated July 13, 2018 and recorded on July 16, 2018.

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.

The address of the herein described property is believed to be 832 Stockell Street, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 21st day of March, 2019.

K&D Werks, LLC, a Tennessee Limited Liability Company

David B. 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 B. 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 21st day of March, 2019.

Notary Public

My Commission Expires: 5/3/21

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021