Karen Johnson Davidson County
Batch# 305396 DEEDWARR
10/24/2019 08:48:21 AM 2 pgs
Fees: $13.00 Taxes: $3,522.40
20191024-0109005

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $952,000.00. Affiant Subscribed and sworn to before me, this the 21st day of October, 2019. Notary Public My commission expires:

VIRGINIA ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 6, 2021

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:
Catherine Moore, Trustee of the 1303 Stratton Trust	New Owner	083-05-0-288.00
P.O. Box 121859		
Nashville, TN 37212		

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 **CATHERINE MOORE, TRUSTEE OF THE 1303 STRATTON TRUST, DATED OCTOBER 21, 2019**, 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. 6 of Block A on the Plan of F. O. Beasley's addition to East Nashville of record in Plat Book 57, Page 85, 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. 6 fronts 50 feet on the North side of Stratton Avenue, and extends back between parallel lines 170 feet to an alley.

Being the same property conveyed to Mattie Viola Pruitt by Warranty deed from Frank Talmage Hartman and wife, Ruby Craven Hartman of record in Book 2603, page 544, Register's Office for Davidson County, Tennessee, dated December 07, 1956 and recorded on January 16, 1964.

Mattie Viola Pruitt having since died testate on May 20, 2007, leaving a will probated at Docket No. 07P1067, recorded at Instrument No. 20071220-0146035. She left the property to Iris G.P. Bumbalough, Glenda Pruitt Hunter, Peggy Joy Pruitt and Robert Dunn Pruitt. Robert Dunn Pruitt having since died leaving Iris G.P. Bumbalough, Glenda Pruitt Hunter and Peggy Joy Pruitt according to Affidavit of Heirship of record at Instrument No. 20190102-0000103.

Being the same property conveyed to David Wilson by Warranty deed from Iris G.P. Bumbalough, an unmarried woman, Glenda Pruitt Hunter, an unmarried woman and, Peggy Joy Pruitt, an unmarried woman of record in Instrument No. 20190102-0000104 Register's Office for Davidson County, Tennessee, dated December 27, 2018 and recorded on January 02, 2019.

Being the same property conveyed to K and D Werks, LLC, a Tennessee Limited Liability Company by Quitclaim deed from David Wilson, a married man of record in Instrument No. 20190321-0025908 Register's Office for Davidson County, Tennessee, dated March 18, 2019 and recorded on March 21, 2019.

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 1303 Stratton Avenue, Nashville, TN 37206, 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 October, 2019.

K&D Werks, LLC

By:_____
Name: Kortney M. Wilson
Title: Member

By:_____
Name: David B. Wilson
Title: 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 Kortney M. Wilson and David B. Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself/himself to be the Members of K&D Werks, LLC, a Tennessee Limited Liability Company, and that she/he, 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 October, 2019.

_____
Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021