Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Warranty Deed

Karen Johnson Davidson County
Batch# 318954 DEEDWARR
11/25/2019 12:05:39 PM 2 pgs
Fees: $13.00 Taxes: $2,869.35
20191125-0121502

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $775,500.00.

Affiant

Subscribed and sworn to before me, this the 14th day of November, 2019.

Notary Public

My commission expires:

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 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:
Amy Lindley Serena Vayda	New Owner	083-06-0-192.00
200 Fall Street		
Nashville, TN 37206		

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 **AMY LINDLEY AND SERENA VAYDA, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, 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 the Westerly half of Lot No. 12 on the Plan of Sneed and Hamilton's Re-subdivision of Lots Nos. 2, 3, 7, 8, 9, 10, 15, 16, 17 and 18 in the First Subdivision of Brownsville, of record in Plat Book 161, Page 149, 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 part of Lot No. 12 fronts 50 feet on the Southerly side of Fall Street and runs back between parallel lines, with the Easterly margin of Scott Avenue 130 feet to an alley.

Being the same property conveyed to Claude C. Locke and Sallie A. Locke by Installment deed from Maggie Goodner and husband B. Goodner of record in Book 1257, page 236, Register's Office for Davidson County, Tennessee, dated November 25, 1942 and recorded on November 25, 1942.

Claude C. Locke having since died.

Being the same property conveyed to Kimberly R. Locke and further conveyed to Bobby D. Locke, Sr. by Quitclaim deed from Sallie A. Locke, a widow of record in Book 7838, page 377, Register's Office for Davidson County, Tennessee, dated May 5, 1989 and recorded on May 10, 1989.

Being the same property conveyed to Peggy Cooper by Quitclaim deed from Bobby D. Locke, Sr. of record in Instrument No. 20140403-0027928, and Affidavit of Heirship of Peggy Dolores Cooper recorded in Instrument No. 20190115-0004251, Register's Office for Davidson County, Tennessee, dated April 01, 2014 and recorded on April 03, 2014.

Peggy Delores Cooper having since died August 3, 2018. She left an heir Michael D. Cooper according to Application for Letters of Administration recorded in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) Docket No. 18P-1472, in which he was also named the Administrator of the Estate.

Being the same property conveyed to K&D Werks, LLC, a Tennessee Limited Liability Company by Warranty deed from Michael D. Cooper, sole heir of Peggy Delores Cooper and Michael D. Cooper, Administrator of the Estate of Peggy Delores Cooper of record in Instrument No. 20190115-0004252 Register's Office for Davidson County, Tennessee, dated January 11, 2019 and recorded on January 15, 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 200 Fall Street, 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 14th day of November, 2019.

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

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 14th day of November, 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