BILL GARRETT, Davidson County
Trans:T20090039633 DEEDWARR
Recvd: 06/15/09 13:26 3 pgs
Fees:18.00 Taxes:906.50
20090615-0055360

Box 44

THIS INSTRUMENT PREPARED BY:
GEORGE V. CRAWFORD, JR.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
315 DEADERICK STREET, SUITE 1100
P. O. BOX 198888
NASHVILLE, TENNESSEE 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $245,000.00.

Affiant

Subscribed and sworn to before me, this 12th day of June, 2009.

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 2, 2011

Address New Owner As Follows:
Kendra Leigh Cotton
1732 6th Ave North, Unit A
Nashville, TN 37208

Send Tax Bills To:

Same

Map-Parcel Number:
082 08 0 100 100 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **L & S CONSTRUCTION, LLC,** a Tennessee limited liability company **AND J & K VENTURES, LLC**, a Tennessee limited liability company, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **KENDRA LEIGH COTTON**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit A of Lot 183, Dresden Townhomes, as shown of record in Instrument No. 20071121-0136256, corrected at Instrument No. 20080110-0003210, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to L & S Construction, LLC, a Tennessee limited liability company and J & K Ventures, LLC, a Tennessee limited liability company by deed dated May 1, 2007 from Harris Development and Construction, LLC, of record at Instrument No. 20070518-0059740, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2009 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Declaration of Covenants, Conditions and Restrictions for Dresden Townhomes, a Horizontal Property Regime with Private Elements, including liens for annual assessments, of record at Instrument No. 20071121-0136256, and Instrument of Correction of record at Instrument No. 20080110-0003210, Register's Office for Davidson County, Tennessee.

3. Water and Sewer Easement of record at Instrument No. 20080111-0003708, Register's Office for Davidson County, Tennessee.

4. Rights of others in and to the common elements.

This is improved property known as: **1732 6th Ave North, Unit A Nashville, TN 37208**.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 12th day of June, 2009.

L & S CONSTRUCTION, LLC,
a Tennessee Limited liability Company

By: _____
Jeffrey M. Jackson, Member

J & K VENTURES, LLC,
a Tennessee limited liability company

By: _____
Lance B. Jennings, Authorized Officer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JEFFREY M. JACKSON**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Member**, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 12th day of June, 2009.

Notary Public

My Commission Expires: 1/23/10

LINDA TURNER RAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LANCE B. JENNINGS,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Authorized Officer, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 12th day of June, 2009.

Notary Public

My Commission Expires: 1/23/10

LINDA TURNER RAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.