THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31980-09-2014**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $319,900.00. Affiant Subscribed and sworn to before me this 29th day of September, 2014. Notary Public My Commission Expires:

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

WARRANTY DEED

Address New Owner: Timothy Brown, Karen Brown 5303A Kentucky Ave. Nashville, TN 37209	**Send Tax Bills To:** PINNACLE BANK 150 3RD AVE S, SUITE 900 NASHVILLE, TN 37201	**Tax Information:** Map and Parcel No.: PART OF 091-07-0-215.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **L & S Development LLC, a Tennessee limited liability company**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Timothy Brown and Karen Brown, husband and wife,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5303A Kentucky Ave., Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20140073957 DEEDWARR
Recvd: 10/01/14 15:22 3 pgs
Fees:18.00 Taxes:1183.63
20141001-0090741

IN WITNESS WHEREOF, Grantor has executed this instrument on the 29th day of September, 2014.

L & S Development LLC

BY: James E Sieffert CHIEF MANAGER
James E. Sieffert, Chief Manager

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James E. Sieffert, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged thathe is the Chief manager of L & S Development, LLC the maker of 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 29th day of September, 2014.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1208 of Block 183, on the Plan of No. 1, Plan of West Nashville of record in Plat Book 57, Pages 74 and 75, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Being part of the same property conveyed to Charles Penick, a unmarried man by deed from Katrina Penick a/k/a Katrina Williams, a unmarried woman of record in Instrument No. 20050922-0113795, Register's Office for Davidson County, Tennessee, dated September 21, 2005 and recorded on September 22, 2005.

Being part of the same property conveyed to Stephanie Lowe and James Sieffert, wife and husband by deed from Charles Penick, unmarried of record in Instrument No. 20140307-0019490, Register's Office for Davidson County, Tennessee, dated March 07, 2014 and recorded on March 07, 2014.

Being part of the same property conveyed to L & S Development, LLC, a Tennessee limited liability company by deed from Stephanie Lowe and James Sieffert, wife and husband of record in Instrument No. 20140512-0040146, Register's Office for Davidson County, Tennessee, dated April 10, 2014 and recorded on May 12, 2014.