WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140081163 DEEDWARR
Recvd: 10/28/14 12:26 2 pgs
Fees:13.00 Taxes:1259.48
20141028-0099357

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$340,400.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF OCTOBER, 2014.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

ROBERT SCRUGGS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2017

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cassandra L. Geurin	**Churchill Mortgage Corporation**	**Map 91-12**
(NAME) **4510A Illinois Avenue**	(NAME) **761 Old Hickory Boulevard, Suite 40**	**Parcel 318.00**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) **Brentwood, TN 37027**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **L & S DEVELOPMENT, LLC, TENNESSEE LIMITED LIABILITY COMPANY** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CASSANDRA L. GEURIN AND STEPHEN W. GEURIN, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTEES, 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. 419 of Block 88, Plan No. 1 of West Nashville, as shown by plat of record in Plat Book 57, pages 74 & 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to L & S Development, LLC, a Tennessee limited liability company by Quitclaim Deed from L & S Development, LLC, a Tennessee limited liability company, dated April 10, 2014,and by deed from Toni J. Rothfuss, filed of record on May 12, 2014 in Instrument No. 20140512-0040145, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2014 real property taxes have been paid, prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 57, pages 74 and 74, said Register's Office; and (c) Restrictive covenants contained as Instrument No. 20141003-0091721, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **4510A Illinois Avenue, Nashville, TN 37209**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 we do further covenant and bind ourselves, our heirs and representatives, 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 persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 22nd day of October, 2014.

L & S Development, LLC

By: _____
Stephanie L. Lowe, Member

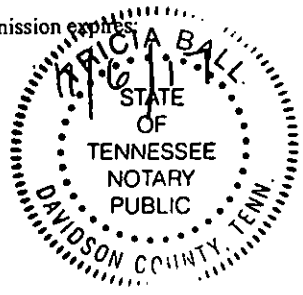
ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared, **Stephanie L. Lowe**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be **Member of L & S. Development, LLC**, (the "Company") the within named bargainor, a Tennessee limited liability company, and that as such Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as Member.

Witness my hand and official seal at Nashville, Tennessee this 22nd day of October, 2014.

Commission expires:



_____
Notary Public