(2)

BILL GARRETT, Davidson County
Trans: T20140092424 DEEDWARR
Recvd: 12/10/14 14:29 2 pgs
Fees: 13.00 Taxes: 1517.00
20141210-0113154

WARRANTY DEED

File# 01288-23356

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of December, 2014

Notary Public

MY COMMISSION EXPIRES: 2-25-18

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
KIMBERLY D. HICKS
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1648 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bravo Development, LLC, a Tennessee limited liability company	Bravo Development, LLC, a Tennessee limited liability company	131030X00100CO
(NAME)	(NAME)	
1416 Richland Woods Lane	1416 Richland Woods Lane	131030X00200CO
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	131030X00300CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **LS Properties, LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Bravo Development, LLC, a Tennessee limited liability company,** 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 all of Unit Nos. A, B, and Common Area for Lone Urbana, a Horizontal Property Regime with Private Elements, filed as Exhibit "B" to and established by the Declaration of Protective Covenants, Conditions and Restrictions of record in Instrument 200702070016045, in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/ elements appurtenant to said Unit as set forth in the Declaration of Protective Covenants, Conditions and Restrictions, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the ByLaws of the Association of Owners.

Being the same property conveyed to William Scott Drennan by Quitclaim Deed from LS Properties, LLC recorded on February 15, 2011 of record in Instrument No. 20110215-0012824, Register's Office for Davidson County, Tennessee. Being further conveyed to LS Properties, LLC by Quitclaim Deed from William Scott Drennan recorded on 12-10-2014, of record in Instrument No. 20141210-0113153, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 4106 A, B - & C Lone Oak Rd., Nashville, TN 37215
(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/our hands this 2nd day of December, 2014.

LS PROPERTIES, LLC

Kurt V. Beasley
Authorized Agent

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Kurt V. Beasley with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Authorized Agent of LS Properties, LLC and that he as such Authorized Agent executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Authorized Agent

WITNESS my hand and seal this 2nd day of December, 2014.

Notary Public
My Commission Expires: 11/13/17

File No.: 10095

J. TRENT LEHMAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY