Davidson County DEEDWARR
Recvd: 05/01/15 14:20 4 pgs
Fees:23.00 Taxes:1375.30
20150501-0039603

#32278

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 32278-03-2015**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $371,702.00. Affiant Subscribed and sworn to before me this 30th day of April, 2015. Notary Public My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES NOV 3, 2018

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Meaghan Magarik, Jordan A. Magarik 2005 21st Avenue South Nashville, TN 37212	SunTrust Mortgage, INC RVW 5093 1001 Semmes Avenue Richmond, Virginia 23224	Map and Parcel No.: 091 12 0 009 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 **Meaghan Magarik and Jordan A. Magarik, wife and husband** ("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 4506B Illinois 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of April, 2015.

L & S Development LLC

BY: _____
Stephanie Lowe, Secretary

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stephanie Lowe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Secretary of L & S LLC, 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 30th day of April, 2015.

_____
Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Lots No. 413 of Block 88, on the Map of Plan No. 1, West Nashville, of record in Plat Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Also conveyed is Grantor's interest in the 25-foot alley which adjoins said property on the east, said alley having been closed, vacated and abandoned by Metropolitan Nashville Davidson County Council Bill No. 69-1002.

Being part of the same property conveyed to Faris Alidani by deed dated April 22, 2005, from Patricia G. Willeby, David Eugene Willeby, Jr. and Donna Nicole Dunaway, of record in Instrument No. 20050509-0052038, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Stephanie Lowe and husband, James E. Sieffert, by deed dated May 22, 2014, from Faris Alidani, married, of record in Instrument No. 20140523-0044520, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to L&S Development, LLC, a Tennessee limited liability company by Quitclaim Deed dated October 14, 2014 from Stephanie Lowe and husband James E. Sieffert, of record in Instrument No. 20141014-0095037, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Facts which would be disclosed by a comprehensive survey of the premises herein described.
2. Rights of claims of parties in possession.
3. Mechanics', Contractors' or Materialmen's Liens and lien claims, if any, where no notice thereof appears of record.
4. Any change in title occurring subsequent to the effective date of this Commitment and prior to the date and time of record of the instruments to be insured.
5. State and County taxes for the year 2015, a lien, but not yet due and payable. Map and Parcel No. 091 12 0 009 00.
6. If improvements are completed after January 1 of any year, the Law requires supplemental assessments for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of T.C.A. § 67-5-603.
7. All matters appearing on the Plan of record as Book 57, pages 74 & 75, Register's Office for Davidson County, Tennessee.
8. Easement retained in the Metropolitan Nashville Davidson County Council Bill No. 69-1002.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires:
Notary Seal:

