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. 32321-04-2015**	STATE OF TENNESSEE, COUNTY OF DAVIDSON AFTER RECORDING PLEASE RETURN TO: Lawyer's Escrow Service Inc. 2021 Richard Jones Rd. Suite 220 Nashville, TN 37215 The actual consideration or value, whichever is greater, for this transfer is: $343,000.00. Affiant Subscribed and sworn to before me this 12th day of May, 2015. Notary Public My Commission Expires: My Commission Expires JULY 6, 2015

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Alexandra C. Sundermann, Carter W. Sundermann 5411 Kentucky Ave. Nashville, TN 37209	**Send Tax Bills To:** Suntrust Mgt. PO Box 79041 Baltimore, MD 21279	**Tax Information:** Map and Parcel No.: 091 06 0 370 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 **Carter W. Sundermann and Alexandra C. Sundermann, 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 5411 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:T20150039801 DEEDWARR
Recvd: 05/21/15 14:56 3 pgs
Fees:18.00 Taxes:1269.10
20150521-0047175

IN WITNESS WHEREOF, Grantor has executed this instrument on the 19th day of May, 2015.

L & S Development, LLC

BY: _____ PRESIDENT
Ed Sieffert, President

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ed 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 that he is the President of L & S Development, 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 19th day of May, 2015.

_____
Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOV 3, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1318 of Block No. 182 as shown on the Map entitled Plan No. 1 West Nashville, as 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.

Together with that portion of 55th Avenue, having been closed by Ordinance No. 089-835 of the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 7922, Page 832, said Register's Office

Being part of the same property conveyed to L&S Development, LLC, a Tennessee limited liability company by deed dated June 16, 2014 from Gordon Baker and wife, Julia Baker, of record in Instrument No. 20140616-0052408, Register's Office for Davidson County, Tennessee, and also part of the same property conveyed by Quitclaim Deed dated September 5, 2014, of record in Instrument No. 20140908-0081900, Register's Office for Davidson County, Tennessee.
James E. Sieffert and Ed Sieffert are one and the same person.

This conveyance is made subject to:

1. Taxes for the year 2015, having been prorated by the parties and assumed by the Grantees.
2. 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.
3. All matters appearing on the Plan of record as Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.
4. Easements reserved in the Amendment No. 2 to Metro Ordinance No. 089-835 of record in Book 7922, page 832, Register's Office for Davidson County, Tennessee.
5. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20141114-0105283, Register's Office for Davidson County, Tennessee.