Box 8

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. 32396-05-2015**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is geater, for this transfer is: $359,900.00 Affiant Subscribed and sworn to before me this 29th day of May, 2015. Notary Public My Commission Expires:

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

WARRANTY DEED

Address New Owner: Courtney Richards 5413 Kentucky Ave. Nashville, TN 37209	**Send Tax Bills To:** Farmington Mortgage 2002 Richard Jones Road, 300A Nashville, TN 37215	**Tax Information:** Map and Parcel No.:

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 **Courtney Richards** ("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 5413 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:T20150044942 DEEDWARR
Recvd: 06/08/15 14:28 3 pgs
Fees:18.00 Taxes:1331.63
20150608-0053641

IN WITNESS WHEREOF, Grantor has executed this instrument on the 29th day of May, 2015.

L & S Development LLC

BY: Stephanie L. Lowe, Secretary

Stephanie L. 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 L. 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 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 29th 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, 2016

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1320, of Block No. 182, as shown on the Map entitle Plan No. 1, West Nashville, of record in Book 57, Pages 74 and 75, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Together with that portion of 55th Avenue between Kentucky and Michigan Avenues, 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 Gordon Baker and wife, Julia Baker by Warranty Deed dated March 3, 2004 from Stephen F. Dunn and Gauis Hill, recorded March 4, 2004 in Instrument No. 20040304-0025062, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 57, Pages 74 and 75, Register's Office for said County, to which plan reference is hereby made for a more complete description; Restrictive Covenants of record in Instrument No. 20150316-0022047, said Register's Office; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions would violate 42 USC 3604c; Subject to the terms and conditions of easements retained by the Metropolitan Government of Nashville and Davidson County, Tennessee by Ordinance No. 089-835, of record in Book 7922, Page 832, said Register's Office.