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. 32371-04-2015** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $362,067.00. Affiant Subscribed and sworn to before me this 25th day of June, 2015. Notary Public My Commission Expires:

J. DAVID WICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 3, 2017

BILL GARRETT, Davidson County
Trans:T20150052373 DEEDWARR
Recvd: 06/30/15 10:26 3 pgs
Fees:18.00 Taxes:1339.65
20150630-0062851

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Lauren Louise Hansen 5308 Kentucky Ave. Nashville, TN 37209	AmeriS Bank 1800 Parkway Pl. Suite 280 Marietta, GA 30067	Map and Parcel No.: 091 07 0 201.00

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 **Lauren Louise Hansen** ("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 5308 Kentucky Avenue, 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 25th day of June, 2015.

L & S Development LLC, a Tennessee limited liability company

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 of 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 25th day of June, 2015.

Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1211 of Block 185 on the Plan of Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being a portion of the property conveyed to L&S Development, LLC, a Tennessee limited liability company by Warranty Deed from Rita G. Keen, unmarried, dated September 30, 2014 and recorded September 30, 2014, in Instrument No. 20140930-0090242, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2015, a lien, but not yet due and payable.
2. All matters appearing on the Plan of Plan No. 1, West Nashville, as of record as Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.
3. Restrictive Covenant for Detached Structure of record in Instrument No. 20150316-0022020, Register's Office for Davidson County, Tennessee.