File Box 8

BILL GARRETT, Davidson County
Trans:T20150063688 DEEDWARR
Recvd: 08/03/15 14:13 2 pgs
Fees:13.00 Taxes:640.10
20150803-0076540

PREPARED BY (AND RETURN TO):
Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: (DM) Title No.: 57731
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
L & S Development, LLC, a Tennessee limited liability company 317 51st Avenue North Nashville, TN 37209	New Owner

TAX MAP PARCEL NUMBERS: 09102015700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$173,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David Michael Neal, Trustee of the David Michael Neal Revocable Living Trust U/T/A dated the 23rd day of January 2014**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **L & S Development, LLC, a Tennessee limited liability company** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 10 of Block 4 on the Plan of Cherokee Park Subdivision of record in Book 161, page 75, Register's Office for said County.

Said Lot No. 10 fronts 50 feet on the southwesterly margin of Louisiana Avenue and extends back between parallel lines 150 feet to a 25 foot alley.

Being the same property conveyed to David Neal and Kathy Neal by Cash Deed from Shaun Donovan, The Secretary of Housing and Urban Development of Washington, D.C., dated October 5, 2012, recorded October 8, 2012, of record in Instrument No. 20121008-0091859, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Instrument No. 20140509-0039633, said Register's Office, subject property was conveyed to David Michael Neal Revocable Living Trust, UTA dated the 23rd day of January 2014, David Michael Neal, Trustee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

Taxes for 2015, and subsequent years. Said taxes are neither due nor payable. Tax Reference numbers: 09102015700. All Matters shown on The Plan of record in Book 161, page 75, said Register's Office.

This is improved property, known as 6109 Louisiana Avenue, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of July, 2015.

David Michael Neal Trustee

David Michael Neal, Trustee of the David Michael Neal Revocable Living Trust U/T/A dated the 23rd day of January 2014

State of Tennessee

County of Davidson

On this 31st day of July, 2015, before me the undersigned authority, personally appeared David Michael Neal, Trustee of the David Michael Neal Revocable Living Trust U/T/A dated the 23rd day of January 2014, to me known (or proved to me on the basis of satisfactory evidence) to be the person (s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

Notary

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $173,000.00.

Margaret L. Avera
Affiant

Sworn and subscribed before me this 31st day of July, 2015.

Notary

My Commission Expires: 3/7/2017

GREGORY POLZIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.