Mail to:
BANKERS TITLE
2 Cadillac Drive
Brentwood, Tennessee 37027

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. 32510-06-2015	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $344,464.40. JRMatters Affiant Subscribed and sworn to before me this 14th day of August, 2015. Notary Public My Commission Expires: 5-3-16

ROBERT M. LOTT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Jonathan W. Romero, Sarah M. McGrady 4513 Illinois Ave. Nashville, TN 37209	Send Tax Bills To: Movement Mortgage 841 Seahawk Circle Virginia Beach, VA 23452	Tax Information: Map and Parcel No.: 091120027 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 **Jonathon W. Romero, an unmarried man and Sarah M. McGrady, an unmarried woman, as Joint Tenants With Rights of Survivorship** ("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 4513 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 14th day of August, 2015.

L & S Development LLC

BY: Stephanie L Lowe Secretary 8-14-15
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 & 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 14th day of August, 2015.

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

Notary Public

My Commission Expires:

BILL GARRETT, Davidson County
Trans: T20150070166 DEEDWARR
Recvd: 08/20/15 08:55 2 pgs
Fees: 13.00 Taxes: 1274.52
20150820-0083854

EXHIBIT "A"

Land in Davidson County, Tennessee, being all of Lot No. 422, Block 86, on the plan of West Nashville No. 1, of record in Plat Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Paul Woods and wife, Michelle M. Woods by Quit Claim Deed dated 06/16/2004 from Harold T. Woods, unmarried of record in Instrument 200406210073266, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Paul Woods by Quit Claim Deed dated 08/15/2006 from Paul Woods and wife, Michelle Woods of record in Instrument 200608250105355, 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 Warranty Deed dated 10/30/2014 from Paul Woods, married of record in Instrument 201410300100184, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to L & S DEVELOPMENT, LLC, a Tennessee limited liability company by Quit Claim Deed dated 02/11/2015 from L & S DEVELOPMENT, LLC, a Tennessee limited liability company of record in Instrument 201502120013048, Register's Office for Davidson County, Tennessee.