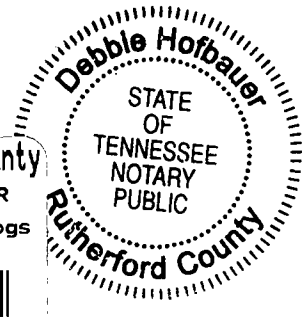
WARRANTY DEED



BILL GARRETT, Davidson County
Trans: T20150093066 DEEDWARR
Recvd: 11/02/15 11:16 2 pgs
Fees: 13.00 Taxes: 1388.18
20151102-0111127

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,185.00

Jane E Rabideau
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF OCTOBER, 2015.

Debbie Hofbauer
Notary Public

MY COMMISSION EXPIRES: 9-21-2016

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 502, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John R. Speight	Universal American Mtg. Co LLC	091-060-31800
(NAME)	(NAME)	
5415 Kentucky Avenue	15550 Lightwave Dr., Ste. 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Clearwater, FL , 33760	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, L&S DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO JOHN R. SPEIGHT, UNMARRIED, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot(s) 1322, Block No. 182, as shown on the map entitled Plan No. 1, West Nashville, 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 and accurate legal description.

Being part of the same property conveyed to L&S DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from L&S DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20140908-0081900, dated September 5, 2014, said Register's Office.

This conveyance is subject to: 2015 property taxes which are a lien, but not yet delinquent; all matters as shown on the map entitled Plan No. 1, West Nashville, of record in Plat Book 57, pages 74 and 75, Register's Office for said County; and any and all easements of record.

unimproved ☐

This is improved ☒ property, known as 5415 Kentucky Avenue, Nashville, TN 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are

lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 30th day of October, 2015.

L&S Development, LLC

By: Stephanie Lowe
Its: Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Stephanie L. Lowe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a member of L&S Development, LLC, a Tennessee limited liability company, to be the person who executed the foregoing instrument on behalf of L&S Development, LLC, a Tennessee limited liability company and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Office, this 30th day of October, 2015.

Notary Public

My Commission Expires: 11/6/17

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.