27816-8 return to: Attorneys Title Company, Inc. Box 14

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 32540-07-2015** **Record & Return To:** **First Title and Escrow Company, Inc.** **3811 Bedford Avenue, Ste. 205** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $359,354.00. Affiant Subscribed and sworn to before me this 5th day of November, 2015. Notary Public My Commission Expires: 5-8-18 ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Rocco Gogliotti, Kathryn Gogliotti 4807 Michigan Avenue Nashville, TN 37209	**Send Tax Bills To:** Mortgage Investors Group 8320 E Walker Springs Lane Knoxville TN 37923 Ste 200	**Tax Information:** Map and Parcel No.: 091 07 0 341 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 **Rocco Gogliotti and Kathryn Gogliotti, husband and wife** ("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 property located at 4807 Michigan 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.

BILL GARRETT, Davidson County
Trans:T20150095070 DEEDWARR
Recvd: 11/09/15 08:44 3 pgs
Fees:18.00 Taxes:1329.61
20151109-0113549

IN WITNESS WHEREOF, Grantor has executed this instrument on the 5th day of November, 2015.

L & S Development, LLC, a Tennessee limited liability company

BY: _____
Stephanie Lowe
Secretary

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

BEFORE ME, Gerald G. Patterson, (name of notary) a Notary Public of the State and County aforementioned, personally appeared Stephanie 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 the Secretary of L & S Development, LLC, a Tennessee limited liability company and as such Secretary, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 5th day of November, 2015.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES NOV 3, 2018

_____
Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

GP. OCT 7, 2019

EXHIBIT "A"

Land in Davidson county, Tennessee, being Lot No. 716, Block 107, on the Plan of West Nashville No. 1, as of record in Plat Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to N.T. Clinton by Quitclaim Deed dated May 3, 1983 from Thomas D. Gupton, Trustee, of record in Book 6049, page 154, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to L & S Developoment, LLC, a Tennessee Limited Liability Company, by deed dated March 31, 2015 from N.T. Clinton, married, of record in Instrument No. 20150401-0028450, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2015 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. If improvements are completed after January 1 of any year, the Law requires supplemental assessments for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of T.C.A. § 67-5-603.
3. All matters appearing on the Plan of record as Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.
4. Restrictive Covenant for Detached Structure of record in Instrument No. 20150605-0052589, Register's Office for Davidson County, Tennessee.