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. 32541-07-2015**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $400,230.00. Mckenzie Jeasley Affiant Subscribed and sworn to before me this 7th day of October, 2015. Notary Public My Commission Expires:

SHIRA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-11-2017

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

Address New Owner: William Oliver Floyd, Heather Burchfield Floyd 4805A Michigan Avenue Nashville, TN 37209	**Send Tax Bills To:** New owner	**Tax Information:** Map and Parcel No.: 091 07 0 405 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 **William Oliver Floyd and wife, Heather Burchfield Floyd** ("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 4805A 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:T20150095337 DEEDWARR
Recvd: 11/09/15 12:56 3 pgs
Fees:18.00 Taxes:1480.85
20151109-0113853

IN WITNESS WHEREOF, Grantor has executed this instrument on the 7th day of October, 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.:

BEFORE ME, Gerald G. Patterson, (name of notary) a Notary Public of the State and County aforementioned, 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 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.

Notary Public

My Commission Expires: 10/7/19

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
OCT 7 2019

EXHIBIT "A"

Land in Davidson county, Tennessee, being Lot No. 712, 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 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. Facts which would be disclosed by a comprehensive survey of the premises herein described.
2. Rights or claims of parties in possession.
3. Mechanics', Contractors' or Materialmen's Liens and lien claims, if any, where no notice thereof appears of record.
4. Any change in title occurring subsequent to the effective date of this Commitment and prior to the date and time of recording of the instruments to be insured.
5. State and County taxes for the year 2016, a lien, not yet due and payable, ESTIMATED to be $4,518.60. This estimate is provided for lender's escrow purposes only.
6. State and County taxes for the year 2014, PAID. Map and Parcel No. 091 07 0 342 00.
7. 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.
8. All matters appearing on the Plan of record as Plat Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.
9. Restrictive Covenant for Detached Structure of record in Instrument No. 20150605-0052588, Register's Office for Davidson County, Tennessee.