Davidson County DEEDWARR Recvd: 11/09/15 15:34 4 pgs Fees:23.00 Taxes:1389.79 **20151109-0114132**

#32572

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 32539-07-2015** **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: $375,620.00. Affiant Subscribed and sworn to before me this 5th day of November, 2015. Notary Public My Commission Expires: 10/7/15 GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Parker Seabolt, Casey Seabolt 4805B Michigan Avenue Nashville, TN 37209	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 091 07 0 342 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 **Parker Seabolt and Casey Seabolt, 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 4805B 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.

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 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 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.

_____
Notary Public

My Commission Expires: 10/7/19

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson county, Tennessee, being Lot No. 714, 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 N.T. Clinton by Quitclaim Deed dated May 24, 1983 from Thomas D. Gupton, Trustee of record in Book 6062, page 912, 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. All matters appearing on the Plan of record as Plat Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.
3. Restrictive Covenant for Detached Structure of record in Instrument No. 20150605-0052590, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GERALD G. PATTERSON, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

