Davidson County	DEEDWARR
Recvd: 03/18/16 14:54	4 pgs
Fees:23.00 Taxes:1979.50	
20160318-0026059	

#32848

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 32848-02-2016** **Record & Return To:** **First Title & Escrow Company, Inc.** **3811 Bedford Ave, Suite 205** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $535,000.00. Affiant Subscribed and sworn to before me this 18th day of March, 2016. Notary Public My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2019

WARRANTY DEED

Address New Owner: L & S Development, LLC	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 092 10 0 229 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, **ZM Development Partners, LLC, a Tennessee limited liability company**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **L & S Development, LLC, a Tennessee limited liability company** ("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 unimproved property located at 2719 Torbett St., 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 18th day of March, 2016.

ZM Development Partners, LLC

BY:_____
Scott Moskovitz, Secretary

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

BEFORE ME, a Notary Public of the State and County aforementioned, personally appeared Scott Moskovitz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Secretary of ZM Development Partners, LLC, a Tennessee limited liability company and as such, executed the foregoing instrument for the purpose therein contained, and acknowledged the instrument to be the free act and deed of ZM Development Partners, LLC, a Tennessee limited liability company.

Witness my hand, at office, this 18th day of March, 2016.

_____
Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot Nos. 17 and 19 of Block "C" on the plan of M.B. and M.S. Pilcher's Addition to Nashville, being a subdivision of part of the Barrow Property, as of record in Book 57, page 91, Register's Office, Davidson County, Tennessee.

Said Lot No. 17 and 19 front 50 feet each on the southerly side of Torbett Avenue and run back between parallel lines 170 feet to an alley; Lot No. 19 running back with the easterly margin of 28th Avenue North, formerly Barrow Avenue.

Being the same property conveyed to ZM Development Partners, LLC, a Tennessee limited liability company by deed dated August 28, 2014 from JSJP, LLC, a Tennessee limited liability company of record in Instrument No. 20140909-0082394, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2016, which have been prorated and assumed by Grantee. Map and Parcel No. 092 10 0 229 00 and 092 10 230 00
2. All matters appearing on the Plan of record as Book 57, page 91, Register's Office for Davidson County, Tennessee.

True Copy Certification

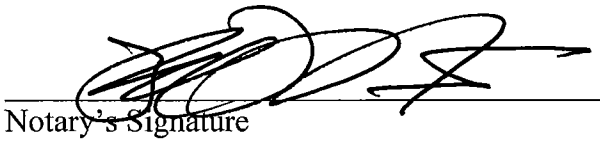
I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.



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:

