Davidson County DEEDWARR
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| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter & Patterson**<br>**An Association of Attorneys**<br>**3811 Bedford Avenue**<br>**Suite 205**<br>**Nashville, Tennessee 37215**<br>**FTEC File No. 32902-03-2016**<br><br>**Record & Return To:**<br>**First Title & Escrow Company, Inc.**<br>**3811 Bedford Ave, Suite 205**<br>**Nashville, TN 37215** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $215,000.00<br>Affiant<br>Subscribed and sworn to before me this 13th day of April, 2016.<br>Notary Public<br>My Commission Expires: |

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

# WARRANTY DEED

| | | |
|---|---|---|
| **Address New Owner:**<br>L & S Development, LLC<br>317 51st Ave N.<br>Nashville, TN 37209 | **Send Tax Bills To:**<br>NEW OWNER | **Tax Information:**<br>Map and Parcel No.:<br>091 07 0 253 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, **John Andrew Bradley, unmarried** ("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 improved property located at 4613 Kentucky Ave., 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 13th day of April, 2016.

John Andrew Bradley

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **John Andrew Bradley**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of April, 2016.

Notary Public

My Commission Expires:



# EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot Number 26 in a Subdivision of a tract of land in the 12th, formerly the 25th Ward of the City of Nashville, Tennessee, known as the Lockhart Property, not of record and described as follows:

Beginning at a point in the Southerly margin of Kentucky Avenue, 360 feet East of the Easterly margin of 48th Avenue North, said point being the Northeast corner of Lot 24 in View Point Addition, said View Point Addition being of record in Book 547, Page 65, Register's Office for said County; thence Southerly with the Easterly margin of said Lot Number 24, 155 feet to an alley; thence with the Northerly margin of said alley, Easterly 50 feet to a point; thence Northerly, and parallel to the Easterly line of said Lot 24, 155 feet to the Southerly margin of Kentucky Avenue; thence Westerly 50 feet to the point of beginning.

Being the same property conveyed to John Andrew Bradley, unmarried by deed dated June 18, 2012 from Fannie Mae A/K/A Federal National Mortgage Association, organized and existing under the laws of the United States of America, of record in Instrument No. 20120821-0074811, 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. 091 07 0 253 00.

# 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, EILEEN K. HOPKINS, 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:

