WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF APRIL, 2016.

Notary Public

MY COMMISSION EXPIRES: 4-6-20

(AFFIX SEAL)

~~RETURN TO~~
~~PREPARED BY:~~
BANKERS TITLE & ESCROW COPP.
3310 WEST END AVE.
NASHVILLE, TN 37203

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 502, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory Lamar James	OWNER	131-05-0G-001.00-CO
(NAME)	(NAME)	
4324 Lindawood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, L&S DEVELOPMENT, LLC, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO GREGORY LAMAR JAMES AND EARL LYNN GASPARD, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit A , as shown on the plan entitled Declaration of Covenants, Conditions and Restrictions for Lindawood Cottages, A Horizontal Property Regime with Private Elements, of record in Instrument No. 20130305-0022068, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to L & S DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from JERRY PRESSLEY AND WIFE, KIM PRESSLEY AND DAVID TOWSON AND WIFE, MARCY TOWSON, of record in Instrument No. 20141029-0099978, dated October 28, 2014, said Register's Office.

This conveyance is subject to: 2016 property taxes which are a lien, but not yet delinquent; all matters as shown on the plan entitled Declaration of Covenants, Conditions and Restrictions for Lindawood Cottages, A Horizontal Property Regime with Private Elements, of record in Instrument No. 20130305-0022068, Register's Office for Davidson County, Tennessee; and any and all restrictions and easements of record.

BILL GARRETT, Davidson County
Trans:T20160031477 DEEDWARR
Recvd: 04/18/16 13:52 2 pgs
Fees:13.00 Taxes:4532.50
20160418-0037196

unimproved ☐

This is improved ☒ property, known as 4324 Lindawood Drive, Nashville, TN 37215

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 15th day of April, 2016.

L&S Development, LLC

By: Stephanie L. Lowe
Its: Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, 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 a member of L&S Development, LLC, a Tennessee limited liability company, to be the person who executed the foregoing instrument on behalf of L&S Development, LLC, a Tennessee limited liability company and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Office, this 15th day of April, 2016.

Notary Public

My Commission Expires: 3/6/18

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY