6

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $382,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of May, 2016

Notary Public

MY COMMISSION EXPIRES: 5·8·17 (AFFIX SEAL)

L. DYKE TA STATE OF TENNESSEE NOTA PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
L & S Development LLC	L & S Development LLC	09107023400
(NAME)	(NAME)	
317 51st Avenue North	317 51st Avenue North	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Jeff Estepp LLC, a Tennessee Limited Liability Company** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **L & S Development LLC,** a **Tennessee Limited Liability Company** 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 Lots Nos. 822 and 824 of Block 139, Plan No. 1, West Nashville, as of record in Book 57, Pages 74 and 75, together with the 25 feet adjacent to Lot 824 as the abandonment and closing of 50th Avenue North, formerly known as Ninth Street, pursuant to Ordinance No. 77-710, Metropolitan Clerk's Office for Davidson County, Tennessee to which reference is made for a more particular description of said lots.

Being the same property conveyed to Jeff Estepp, LLC by deed from Patricia Green of record in Instrument No. 20150209-0011756, Register's Office for Davidson County, Tennessee.

unimproved ☑

This is improved ☐ property, known as 4913 Kentucky Ave., Nashville, TN 37209
(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.

BILL GARRETT, Davidson County
Trans:T20160038260 DEEDWARR
Recvd: 05/09/16 09:59 2 pgs
Fees:13.00 Taxes:1415.25
20160509-0045585

Witness my/our hands this 5th day of May, 2016.

Jeff Estepp LLC

By: _____
Jeff Estepp, Chief Manager/President and Owner of Jeff Estepp LLC

State of Tennessee
County of Davidson

On this 5th day of May, 2016, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared before me **Jeff Estepp the Chief Manager/President and Owner** of **Jeff Estepp LLC,** with whom I am personally acquainted (or has proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and seal this 5th day of May, 2016.

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

_____
Notary Public I. Dyke Tatum
My Commission Expires: May 08, 2017

File No.: 16-L&S