THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 33023-05-2016** **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: $395,000.00. Affiant Subscribed and sworn to before me this 17th day of June, 2016. Notary Public My Commission Expires: 3/19/19

Sheila McCord STATE OF TENNESSEE NOTARY PUBLIC Sumner County

Davidson County DEEDWARR
Recvd: 06/28/16 15:16 3 pgs
Fees:18.00 Taxes:1461.50
20160628-0066022

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Stephen R. Foust, Chelsea L. Daniel 5117 Illinois Avenue Nashville, TN 37209	New Owner	Map and Parcel No.: 091 11 0 I 001 00CO

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 **Stephen R. Foust, an unmarried man and Chelsea L. Daniel, an unmarried woman** ("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 5117 Illinois 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 17th day of June, 2016.

L & S Development LLC, a Tennessee limited liability company

BY: Vice-President
Gerald G. Patterson, Vice-President

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

BEFORE ME, a Notary Public of the State and County aforementioned, personally appeared Gerald G. Patterson, 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 Vice-President of L & S Development, LLC a Tennessee limited liability company, and as such Vice-President, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 17th day of June, 2016.

Notary Public:
My Commission Expires:

KELLEY HART STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 6, 2019

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. A, together with the appurtenant interest in the common elements of 52nd Avenue North Townhomes, a horizontal property regime with private elements established by Declaration in Instrument No. 20150821-0084862, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration, and being located upon Lot No. 1104 of Block 162 on the Map of Plan No. 1 West Nashville of record in Plat Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to L & S Development, LLC by deed dated February 27, 2015 from Joy N. Troxel of record in Instrument No. 20150316-0022356, Register's Office for Davidson County, Tennessee. Corrected by Attorney's Affidavit of Correction of record in Instrument No. 20150714-0068677. Further being the same property conveyed to L & S Development, LLC, a Tennessee limited liability company by Quitclaim Deed dated July 10, 2015 for record in Instrument No. 201507200070283, 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 11 0 I 001 00CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for 52nd Avenue North Townhomes, of record in Instrument No. 20150821-0084862, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.
5. Restrictive Covenant for Detached Structure of record in Instrument No. 20160420-0038139, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, Kimie Perry, 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.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Liz Jones, a notary public for this county and state, Kimie Perry 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: 8-14-17
Notary Seal (if on paper)

