WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160066194 DEEDWARR
Recvd: 08/02/16 09:05 2 pgs
Fees:13.00 Taxes:703.00
20160802-0079430

Y-RP-16-1106-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF JULY, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
L&S Development, LLC	new owner	
(NAME)	(NAME)	**091-06-0-163.00**
1106 57th Avenue North		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209-1966		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAVID L. BIBEE, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **L&S DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of West Park Addition No. 2 of record in Plat Book 2330, Page 63, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 18 fronts 59.98 feet on the Westerly margin of 57th Avenue North and extends back 111.5 feet n the Northerly line and 122.4 feet on the Southerly line to a dead line in the rear, measuring 62.0 feet thereon.

Being the same property conveyed to David L. Bibee by Warranty deed from Thomas W. Morgan, unmarried of record in Instrument No. 20010615-0063431 Register's Office for Davidson County, Tennessee, dated June 12, 2001 and recorded on June 15, 2001.

This conveyance is subject to:
- Taxes for the year 2016.
- Plan of record in Plat Book 2330, Page 63, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1106 57th Avenue North, Nashville, Tennessee 37209-1966**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 28th DAY OF JULY, 2016.

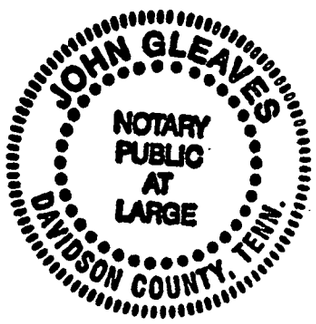
David L. Bibee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID L. BIBEE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of July, 2016.

Notary Public
My Commission Expires: 3-6-18
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212