# WARRANTY DEED

PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

KIM MURRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $396,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF AUGUST, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/25/18
(AFFIX SEAL)

**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 |
|---|---|---|
| Robert Barbieri and Grace Stumb | Same as new owner | 092023V00200.CO |
| (NAME) | (NAME) | |
| 6109 B Louisiana Avenue | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37209 | , | |
| (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, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO ROBERT BARBIERI AND GRACE STUMB, BOTH UNMARRIED, AS JOINT TENANTS WITH RIGHT 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 No. 6109B, on the plan of 6109 Louisiana Avenue Commons, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 6109 Louisiana Avenue Commons, a Horizontal Property Regime with Private Elements of record in Instrument No. 20151221-0128286, amended in Instrument No. 20160803-0080134, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to L & S DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from DAVID MICHAEL NEAL, TRUSTEE OF THE DAVID MICHAEL NEAL REVOCABLE LIVING TRUST U/T/A DATED THE 23RD DAY OF JANUARY 2014, of record in Instrument No. 20150803-0076540, dated July 31, 2015, 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 of 6109 Louisiana Avenue Commons, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 6109 Louisiana Avenue Commons, a Horizontal Property Regime with Private Elements of record in Instrument No. 20151221-0128286, amended in Instrument No. 20160803-0080134, Register's Office for Davidson County, Tennessee; and any and all restrictions and easements of record.

BILL GARRETT, Davidson County
Trans:T20160070533 DEEDWARR
Recvd: 08/15/16 11:04 2 pgs
Fees:13.00 Taxes:1466.68
20160815-0084713

unimproved ☐

This is improved ☒ property, known as 6109 B Louisiana Avenue, 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.

Witness our hands this 11th day of August, 2016.

L&S Development, LLC

Stephanie L Lowe

By: Stephanie L. Lowe, 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, the within named bargainor, and that she as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as Member.

Witness my hand and official seal at Nashville, this 11th day of August, 2016.

Tricia Ball

Notary Public

My Commission Expires: 11/6/17

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.