WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170007470 DEEDWARR
Recvd: 01/26/17 09:11 2 pgs
Fees: 13.00 Taxes: 925.00
20170126-0008413

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24 DAY OF January, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Commission Expires September 16, 2017

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
L & S Development, LLC	Same	
(NAME)	(NAME)	
5315 & 5317 Illinois Avenue	P.O. Box 90173	P/O M&P: 091-11-133.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	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, WE, **AUBURN LANE PARTNERS, GP, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **L & S DEVELOPMENT, LLC**, 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 1230 and 1232, Block 177 on Map of Extension of Plan No. 1, West Nashville, of record in Book 57, page 173, in the Register's Office for Davidson County, Tennessee, and described in a lot survey for E.P. Hand, Lots 1230-1232-1234, Map of Extension of Plan No. 1, noted above, by Watkins and Murray Surveyors, dated July 9th, 1947 to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Auburn Lane Partners, GP, a Tennessee general partnership by Warranty Deed from Joanna M. Harris of record in Instrument No. 20170119-0005813, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Auburn Lane Partners, GP, a Tennessee general partnership by Quitclaim Deed from Auburn Lane Partners, GP, a Tennessee general partnership of record in Instrument No. 20170119-0006078, said Register's Office.

This conveyance is subject to 2017 Real Property taxes; All matters appearing on the plan of record in Book 57, page 173, said Register's Office

unimproved x
This is improved _ property, known as 5315 & 5317 Illinois Avenue, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

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 my hand this 24 day of January, 2017

AUBURN LANE PARTNERS, GP, A TENNESSEE GENERAL PARTNERSHIP

BY: _____

KEVIN D. MONTGOMERY, AUTHORIZED AGENT

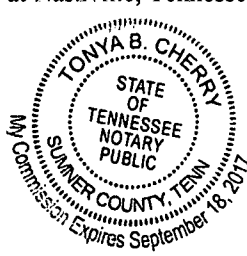
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Kevin D. Montgomery 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 Authorized Agent of Auburn Lane Partners, GP, the within named bargainor, a partnership, and that he as such Authorized Agent, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by himself as Authorized Agent.

Witness my hand and official seal at Nashville, Tennessee this 24 day of January, 2017.

Commission expires:



_____
Notary Public