THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 33504-02-2017**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $445,000.00. Brian Mitchell Affiant Subscribed and sworn to before me this 13th day of March, 2017. Dana Delworth Notary Public My Commission Expires:

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

WARRANTY DEED

Address New Owner: Peter Wolff, Melissa DiBattista 4613 Kentucky Avenue Nashville, TN 37209	**Send Tax Bills To:** new owner	**Tax Information:** Map and Parcel No.: 091 07 4 C 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 **Peter Wolff an unmarried man and Melissa DeBattista, an unmarried woman, as tenants in common with right of survivorship** ("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 4613 Kentucky 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.

BILL GARRETT, Davidson County
Trans:T20170023741 DEEDWARR
Recvd: 03/21/17 09:26 3 pgs
Fees:18.00 Taxes:1646.50
20170321-0027262

IN WITNESS WHEREOF, Grantor has executed this instrument on the 13th day of March, 2017.

L & S Development, LLC, a Tennessee limited liability company

BY: James E. Sieffert CHIEF MANAGER
James E. Sieffert, Chief Manager

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

BEFORE ME, a Notary Public of the State and County aforementioned, personally appeared James E. Sieffert, 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 Chief Manager of L & S Development, LLC, a Tennessee limited liability company, and as such, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 13th day of March, 2017.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 7, 2019

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit A, together with the appurtenant interest in the common elements of 4613 Kentucky Avenue Townhomes, a horizontal property regime with private elements established by Declaration in Instrument No. 20160621-0063046, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration.

Being part of the same property conveyed to L & S Development, LLC, a Tennessee limited liability company by deed dated April 13, 2016 from John Andrew Bradley, unmarried of record in Instrument No. 20160414-0035821, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2017, which have been prorated and assumed by Grantee. Map and Parcel No. 091 07 4 C 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 4613 Kentucky Avenue Townhomes, of record in Instrument No. 20160621-0063046, 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. Restrictive Covenant for Detached Structure of record in Instrument No. 20161214-0131271, Register's Office for Davidson County, Tennessee.