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. 33581-03-2017**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $382,500.00. Affiant Subscribed and sworn to before me this 28th day of April, 2017. Notary Public My Commission Expires: 03-08-21

GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Danette Ranseen 1106 A 57th Avenue North Nashville, TN 37209	Regions Bank dba Region Mort Department 2520, PO Box 215 Birmingham, AL 35287-2520	Map and Parcel No.: 091 06 4 D 002 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 **Danette D. Ranseen, married** ("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 1106 A 57th Avenue North, 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:T20170036322 DEEDWARR
Recvd: 05/01/17 09:56 3 pgs
Fees:18.00 Taxes:1415.25
20170501-0042285

IN WITNESS WHEREOF, Grantor has executed this instrument on the 28th day of April, 2017.

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

BY: CHIEF MANAGER
James E. Sieffert, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named James E. Sieffert , the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Chief Manager of L & S Development, LLC, a Tennessee limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 28th day of April, 2017.

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

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit A, together with the appurtenant interest in the common elements of 1106 57th Avenue Commons, a horizontal property regime with private elements established by Declaration in Instrument No. 20160902-0092895, as amended by First Amendment of record in Instrument No. 20170419-0038207, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned First Amendment to Declaration, and being located upon Lot No. 18 on the Plan of West Park Addition No. 2 of record in Plat Book 2330, page 63, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to L & S Development, LLC, a Tennessee limited liability company by deed dated July 28, 2016 from David L. Bibee, unmarried of record in Instrument No. 20160802-0079430, 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 06 4 D 002 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 1106 57th Avenue North Commons, of record in Instrument No. 20160902-0092895, as amended by First Amendment of record in Instrument No. 20170419-0038207, 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 attached as Exhibit B to the First Amendment to Declaration of record in Instrument No. 20170419-0038207, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 2330, page 63, Register's Office for Davidson County, Tennessee.

JES