(1)

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. 33888-08-2017

Bill Garrett Davidson County
Batch# 8614 DEEDWARR
10/04/2017 03:41:31 PM 3 pgs
Fees: $18.00 Taxes: $1,942.50

20171004-0102018

STATE OF TENNESSEE, COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is: $525,000.00.

Affiant

Subscribed and sworn to before me this 3rd day of October, 2017.

Notary Public

My Commission Expires:

ASHLEY HART STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires Mar 5, 2019

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Allison Martin, Travis Martin 807 45th Avenue North Nashville, TN 37209	New Owner	Map and Parcel No.: 091 12 0 338 00

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 **Allison Martin and Travis Martin, husband and wife** ("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 807 45th 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.

(1) Mail to:
Vanderpool and Pearman
256 Seaboard Lane G-104
Franklin, TN 37067
(615) 771-9800

IN WITNESS WHEREOF, Grantor has executed this instrument on the 3rd day of October, 2017.

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

BY: _____, Vice-President
Gerald G. Patterson Vice-President

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Gerald G. Patterson 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 Vice-President 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 3 day of October, 2017.

_____
Notary Public

My Commission Expires:

ASHLEY HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 6, 2018

EXHIBIT "A"

Land in Davidson County, Tennessee being Lot No. 110, in Block No. 63 on the Map entitled No. 1 Plan of West Nashville, of record in Plat Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee and now known as Lot 110 ,The Row at 45th, established by Declaration of record in Instrument No. 201708312-0089676, as amended in Instrument No. _____, Register's Office for Davidson County, Tennessee as shown on Exhibit C to the aforementioned Declaration.

Being part of the same property conveyed to L & S Development, LLC, a Tennessee limited liability company by deed dated December 16, 2014 from Eagle Eye Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20150108-0002076, Register's Office for Davidson County, Tennessee and being the same property conveyed to L & S Development, LLC, a Tennessee limited liability company by Quitclaim Deed dated September 26th, 2016 of record in Instrument No. 20160928-0102109, Register's Office for Davidson County, Tennessee.

Together with Declaration of Common Driveway Easement and Maintenance Agreement for The Row at 45th as more fully described in Instrument of record in Instrument No. 20170831-0089677, 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 12 0 338 00.
2. Declaration of Covenants, Conditions and Restrictions for The Row at 45th of record in Instrument No. 20170831-0089676, as amended in Instrument No. _____, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. All matters appearing on the Plan of record as Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record shown on Exhibit C to the Declaration in Instrument No. 20170831-0089676, Register's Office for Davidson County, Tennessee.
5. Easements retained by The Metropolitan Government of Nashville and Davidson County, Tennessee by Metro Bill No. 081-619, closing vacating and abandoning that portion of 45th Avenue North.
6. Declaration of Common Driveway Easement and Maintenance Agreement for The Row at 45th of record in Instrument No. 20170831-0089677, Register's Office for Davidson County, Tennessee.