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| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter, Patterson & Cox PLLC**<br>**3811 Bedford Avenue**<br>**Suite 205**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 34035-12-2017** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br><br>The actual consideration or value, whichever is greater, for this transfer is: $525,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me this 29th day of December, 2017.<br><br>Notary Public<br><br>My Commission Expires: |

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

# WARRANTY DEED

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| **Address New Owner:**<br>William Shea Conaway<br>811 45th Avenue North<br>Nashville, TN 37209 | **Send Tax Bills To:**<br><br>New Owner | **Tax Information:**<br>Map and Parcel No.:<br>091 12 0 023 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 **William S. Conaway, an unmarried man** ("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 811 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.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 29th day of December, 2017.

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

BY: _____
Stephanie L. Lowe, Secretary

Bill Garrett Davidson County
Batch# 45327 **DEEDWARR**
01/08/2018 12:44:04 PM 2 pgs
Fees: $13.00 Taxes: $1,942.50
20180108-0002270

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 Stephanie L. Lowe, 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 she is the Secretary 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 29th day of December, 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 Lot No. 114, 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. 20171002-0100812, 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.

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 2018, a lien, but not yet due and payable. Map and Parcel No. 091 12 0 023 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. 20171002-0100812, 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 as Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.
5. 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.
6. 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.
7. 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.