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. 34193-03-2018**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $499,000.00. Affiant Subscribed and sworn to before me this 13th day of July, 2018. Notary Public My Commission Expires: 3/8/2022

GREGORY P. REICHART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH

Bill Garrett Davidson County
Batch# 116687 DEEDWARR
07/16/2018 01:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,846.30
20180716-0068853

WARRANTY DEED

Address New Owner: Elise McKelvey, Terrence McKelvey 5315 Illinois Avenue Nashville, TN 37209	**Send Tax Bills To:** First Bank 318 Seaboard Ln Ste 205 Franklin TN 37067	**Tax Information:** Map and Parcel No.: 091 11 0 452 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 **Elise Hofer McKelvey and Terrence McKelvey, wife and husband** ("Grantee"), their 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 5315 Illinois 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 13th day of July, 2018.

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

BY: James E Siefert CHIEF MANAGER
James E. Siefert, 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. Siefert, 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 13th day of July, 2018.

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 Lot No. 1230, Block 177 on Map of Extension of Plan No. 1 West Nashville, as of record in Plat Book 57, page 173, 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 9, 1947 to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to L & S Development, LLC by deed dated January 24, 2017 from Auburn Lane Partners, GP, a Tennessee Partnership of record in Instrument No. 20170126-0008413, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2018, which have been prorated and assumed by Grantee. Map and Parcel No. 091 11 0 452 00.
2. All matters appearing on the Plan of record as Book 57, page 173, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY