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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. 34347-06-2018**	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 3rd day of August, 2018. Notary Public My Commission Expires:

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

WARRANTY DEED

Address New Owner: Frank Byndloss, Mariana Byndloss 4919 Kentucky Ave. Nashville, TN 37209	**Send Tax Bills To:** Owner	**Tax Information:** Map and Parcel No.: 091 07 4 K 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 **Frank Byndloss and Mariana Byndloss, husband and wife** ("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 4919 Kentucky Ave., 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
Batch# 127507 **DEEDWARR**
08/10/2018 01:23:53 PM 3 pgs
Fees: $18.00 Taxes: $1,846.30

20180810-0079173

IN WITNESS WHEREOF, Grantor has executed this instrument on the 3rd day of August, 2018.

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

BY: Stephanie L. Lowe, Secretary

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 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 she executed the within instrument for the purposes therein contained and who further acknowledged that he 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 3rd day of August, 2018.

GERALD C. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 2

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 4913C, together with the appurtenant interest in the common elements of 4913 Kentucky Avenue Commons, a horizontal property regime with private elements established by Declaration in Instrument No. 20170628-0065276, 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 May 5, 2016 from Jeff Estepp, LLC, a Tennessee limited liability company of record in Instrument No. 20160509-0045585, 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 07 4 K 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 4913 Kentucky Avenue Commons, of record in Instrument No. 20170628-0065276, 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 attached as Exhibit B to the Declaration in Instrument No. 20170628-0065276, Register's Office for Davidson County, Tennessee.
6. Easements retained by the Metropolitan Government of Nashville & Davidson County, Tennessee, pursuant to the abandonment and closing of 50th Avenue North, formerly known as Ninth Street by Ordinance No. 77-710 Metropolitan Clerk's Office for Davidson County, Tennessee.