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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. 34290-05-2018**<br><br>Prepared by:<br>Record and Return to:<br>~~Chapman and Rosenthal Title, Inc~~<br>2002 Richard Jones Rd., Ste 203-A<br>Nashville, TN 37215 | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br><br>The actual consideration or value, whichever is greater, for this transfer is: $499,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me this 21 day of August, 2018.<br><br>Notary Public<br><br>My Commission Expires: |

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 202

# WARRANTY DEED

| | | |
|---|---|---|
| **Address New Owner:**<br>Jessica Caye Dial<br>Jeremy Edward Dial<br>5317 Illinois Avenue<br>Nashville, TN 37209 | **Send Tax Bills To:**<br>**NEW OWNER** | **Tax Information:**<br>Map and Parcel No.:<br>091 11.0 453 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 **Jessica Caye Dial and Jeremy Edward Dial, Wife and Husband** ("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 5317 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.

Bill Garrett Davidson County
Batch# 132575 **DEEDWARR**
08/24/2018 10:36:28 AM 3 pgs
Fees: $18.00 Taxes: $1,846.30
20180824-0084080

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 21 day of August, 2018.

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

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

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 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 21 day of August, 2018.

_____
Notary Public

My Commission Expires:

ASHLEY HART
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 6, 2019

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1232, 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 0 453 00.
2. All matters appearing on the Plan of record as Book 57, page 173, Register's Office for Davidson County, Tennessee.