WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $307,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

DANA DEVAUGHN SMITH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

J-LS-18-4406-H

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
L & S Development, LLC	**New Owner**	
(NAME)	(NAME)	**091-12-0-052.00**
317 51st Ave. N		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TIMOTHY ROBIN BAKER AND TAMMY W. POTTS AND JAMES RUSSELL LYNCH AND VICKI LYNN NOVAK AND DONNA KAY KRAUS AND JEFFERY NEAL LYNCH AND PATRICIA GAIL LYNCH,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **L & S DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Nos. 311 and 313 of Block 42 on the Plan of Plan No. 1, West Nashville of record in Plat Book 57, Page (s) 74 and 75, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lots Nos. 311 and 313 adjoin and front together 50 feet of the Northerly side of Indiana Avenue and runs back between parallel lines, Lot No. 313 running back along the Easterly margin of an alley, 150 feet to an alley in the rear.

Being the same property conveyed to Pauline Baker by Warranty deed from John H. Aldred of record in Book 5171, page 11, Register's Office for Davidson County, Tennessee, dated July 13, 1977 and recorded on July 14, 1977. (Value or consideration shown in aforementioned deed $8,000.00.)

Being the same property conveyed to Pauline Baker and William Lynch by Quitclaim deed from Pauline Baker of record in Book 11674, page 95, Register's Office for Davidson County, Tennessee, dated September 02, 1999 and recorded on September 24, 1999.

Pauline Baker having since died intestate on July 20, 2009 leaving Timothy Robin Baker, Terry A. Hatley and Tammy W. Potts as her heirs at law as noted in Affidavit of Heirship of record in Instrument No. 20180921-0093929, Register's Office for Davidson County, Tennessee.
The said Terry A. Hatley having since conveyed his interest in said property to Timothy Baker by Quitclaim Deed as of record in Instrument No. 20180921-0093926, Register's Office for Davidson County, Tennessee.

The said William Lynch having since died intestate on November 30, 2003 leaving James Russell Lynch, Vicki Lynn Novak, Donna Kay Kraus, Jeffery Neal Lynch and Patricia Gail Lynch as his Heirs at Law as noted in Affidavits of Heirship of record in Instrument Nos. 20180921-0093927 & 20180921-0093928, Register's Office for Davidson County, Tennessee.

****Timothy Robin Baker is the only heir who occupied the subject property and he is unmarried.**

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page (s) 74 and 75, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

Karen Y Johnson Davidson County
Batch# 143976 **DEEDWARR**
09/21/2018 02:38:31 PM 4 pgs
Fees: $23.00 Taxes: $1,135.90

20180921-0093934

This is **improved** property known as: **4406 Indiana Ave, Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 13th DAY OF SEPTEMBER, 2018.

Timothy Robin Baker

Tammy W. Potts

James Russell Lynch

Nicki Lynn Novak by James Russell Lynch, Attorney-In-Fact

Donna Kay Kraus by James Russell Lynch, Attorney-In-Fact

Jeffery Neal Lynch by James Russell Lynch, Attorney-In-Fact

Patricia Gail Lynch by James Russell Lynch, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TIMOTHY ROBIN BAKER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of September, 2018.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TAMMY W. POTTS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of September, 2018.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

STATE OF North Carolina
COUNTY OF Alamance

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES RUSSELL LYNCH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of September, 2018.

Notary Public
My Commission Expires: 10/16/21
(SEAL)

STATE OF North Carolina
COUNTY OF Alamance

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared JAMES RUSSELL LYNCH, to me known (or proved to me on the basis of satisfactory evidence), to be the person who

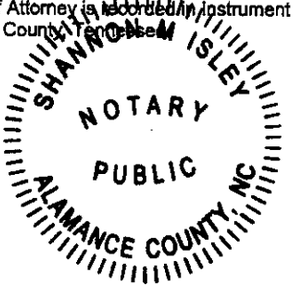
executed the foregoing instrument in behalf of DONNA KAY KRAUS and acknowledged that he/she executed the same as the free act and deed of the said DONNA KAY KRAUS, said Power of Attorney is recorded in Instrument No. 20180921-0093931, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal
on this the 13 day of September, 2018.

Shannon M. Isley
NOTARY PUBLIC

My Commission Expires: 6/6/21

STATE OF North Carolina
COUNTY OF Alamance



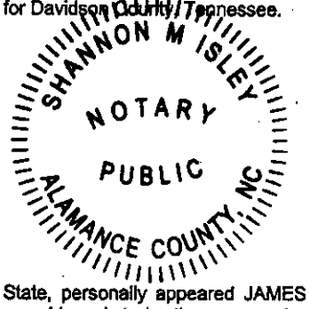
Before me, the undersigned, a Notary Public in and for said County and State, personally appeared JAMES RUSSELL LYNCH, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of PATRICIA GAIL LYNCH and acknowledged that he/she executed the same as the free act and deed of the said PATRICIA GAIL LYNCH, said Power of Attorney is recorded in Instrument No. 20180921-0093933, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal
on this the 13 day of September, 2018.

Shannon M. Isley
NOTARY PUBLIC

My Commission Expires: 6/6/21

STATE OF North Carolina
COUNTY OF Alamance



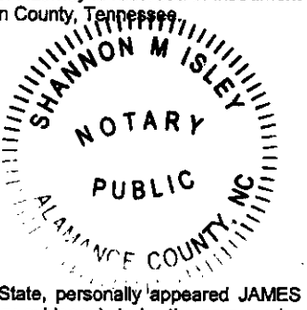
Before me, the undersigned, a Notary Public in and for said County and State, personally appeared JAMES RUSSELL LYNCH, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of VICKI LYNN NOVAK and acknowledged that he/she executed the same as the free act and deed of the said VICKI LYNN NOVAK, said Power of Attorney is recorded in Instrument No. 20180921-0093930, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal
on this the 13 day of September, 2018.

Shannon M. Isley
NOTARY PUBLIC

My Commission Expires: 6/6/21

STATE OF North Carolina
COUNTY OF Alamance

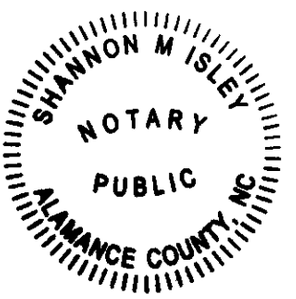


Before me, the undersigned, a Notary Public in and for said County and State, personally appeared JAMES RUSSELL LYNCH, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of JEFFERY NEAL LYNCH and acknowledged that he/she executed the same as the free act and deed of the said JEFFERY NEAL LYNCH, said Power of Attorney is recorded in Instrument No. 20180921-0093932, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal
on this the 13 day of September, 2018.

Shannon M. Isley
NOTARY PUBLIC

My Commission Expires: 6/6/21



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212