39B

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 34774-04-2019	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $425,000.00. Affiant Subscribed and sworn to before me this 28th day of May, 2019. Notary Public My Commission Expires:

LYDIA WEAVER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2022

WARRANTY DEED

Address New Owner: Michael S. and Ashley M. Baird 523A Eastboro Drive Nashville, TN 37209	Send Tax Bills To: First Community Mortgage 275 Robert Rose Dr Murfreesboro, TN 37129	Tax Information: Map and Parcel No.: 091 13 2 C 001 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 **Michael S. Baird and Ashley M. Baird, 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 523A Eastboro Drive, 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.

Karen Johnson Davidson County
Batch# 236618 DEEDWARR
05/30/2019 11:58:25 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50

20190530-0051313

IN WITNESS WHEREOF, Grantor has executed this instrument on the 28th day of May, 2019.

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 28th day of May, 2019.

_____
Notary Public
My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 523 Eastboro Drive Commons, a Horizontal Property Regime with Private Elements of record as Instrument No. 20171030-0110949 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to L&S Development, LLC, a Tennessee limited liability company by deed dated September 29, 2017 from Genesis Acquistions, LLC, a Tennessee limited liability company of record in Instrument No. 20171003-0101116, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2019, which have been prorated and assumed by Grantee. Map and Parcel No. 091 13 2 C 001 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 523 Eastboro Drive Commons, of record in Instrument No. 20171030-0110949, 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 332, page 126 and Book 332, page 116, 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. 20171030-0110949, Register's Office for Davidson County, Tennessee.