NEW OWNER:
L&S DEVELOPMENT, LLC
315 51ST AVENUE N
NASHVILLE, TN 37209

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 19-1128

Map & Parcel
091120046.00

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 275664 DEEDWARR
08/23/2019 09:45:04 AM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20190823-0084914

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Four Hundred Seventy-Five Thousand and 00/100 Dollars ($475,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **ANTHONY THOMAS MCKAY, married,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **L&S DEVELOPMENT, LLC**, ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Parcel 1:

Land located in Davidson County, Tennessee, being Lot No. 104, Block 61, Plan 1 of West Nashville, as shown on the plat of the same of record in Plat Book 57, Pages 74 and 75, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Said Lot Number 104 fronts 25 feet on the westerly side of 45th Avenue North, formerly 4th Street, and runs back between parallel lines 110 feet to an alley.

Parcel 2:

Land located in Davidson County, Tennessee, being Lot No. 106, Block 61, Plan 1 of West Nashville, as shown on the plat of the same of record in Plat Book 57, Pages 74 and 75, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Said Lot Number 106 fronts 25 feet on the westerly side of 45th Avenue North, formerly 4th Street, and runs back between parallel lines 110 feet to an alley.

Parcel 3:

Land located in Davidson County, Tennessee, being Lot No. 108, Block 61, Plan 1 of West Nashville, as shown on the plat of the same of record in Plat Book 57, Pages 74 and 75, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Said Lot Number 108 fronts 25 feet on the westerly side of 45th Avenue North, formerly 4th Street, and runs back between parallel lines 110 feet to an alley. Lot No. 108 is bound on the north by an alley 25 feet wide.

Being the same property conveyed to ANGELA MARIE MCKAY, unmarried and ANTHONY THOMAS MCKAY, MARRIED, as tenants in common with right of survivorship by deed, dated November 18, 2011 from Alice T. Sansom, unmarried, of record in Instrument No. 20111121-0090929, Register's Office for Davidson County, Tennessee. Being further conveyed to ANTHONY THOMAS MCKAY, married, by Quitclaim Deed from Angela Marie McKay, unmarried, dated August 16, 2017 and filed of record in Instrument No. 20170829-0088504, Register's Office for Davidson County, Tennessee. Being further conveyed to ANTHONY THOMAS MCKAY by Quitclaim Deed for Separation of Parcels from Anthony Thomas McKay, dated January 10, 2018, and of record in Instrument No. 20180118-0005360, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY which has the address of **805 45th AVENUE NORTH, NASHVILLE, TN 37209**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 57, Page 74 and 75, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 19th day of August, 2019.

ANTHONY THOMAS MCKAY

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **ANTHONY THOMAS MCKAY**, 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.

WITNESS my hand and official seal at office this 19th day of August, 2019.

NOTARY PUBLIC

My commission expires: 

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The actual consideration or value, whichever is greater, for this transfer is **$475,000.00.**

AFFIANT

Sworn to and subscribed to before me this 19th day of August, 2019.

NOTARY PUBLIC

My commission expires: 