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. 35117-10-2019	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $480,000.00. Affiant Subscribed and sworn to before me this 29th day of October, 2019. Notary Public My Commission Expires: 7-6-20

MEODY WEATHERS NOTARY PUBLIC STATE OF TENNESSEE COMM. EXP. 07-06-2020 DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Patrick Gaas 6107A Louisiana Avenue Nashville, TN 37209	Send Tax Bills To: SAME	Tax Information: Map and Parcel No.: 091 02 4 T 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 **Patrick Gaas,** _____ ("Grantee"), his 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 6107A Louisiana 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.

Karen Johnson Davidson County
Batch# 310061 DEEDWARR
11/04/2019 09:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20191104-0113218

IN WITNESS WHEREOF, Grantor has executed this instrument on the 29th day of October, 2019.

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

BY: Stephanie L Lowe, Secretary

Stephanie L. Lowe, Secretary

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 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 she 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 29th day of October, 2019.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit A, together with the appurtenant interest in the common elements of 6107 Louisiana Avenue Commons, a horizontal property regime with private elements established by Declaration in Instrument No. 20190227-0017778, and First Amendment of record in Instrument No. 20190304-0019774, 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 31, 2018 from Kon Moulder, unmarried of record in Instrument No. 20180604-0052951, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2019 City/County Taxes, a lien due and payable, which have been paid by the Grantee and prorated by the parties. Map and Parcel No. 091 02 0 159 00. (Parent Parcel)
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 6107 Louisiana Avenue Commons, of record in Instrument No. 20190227-0017778, First Amendment in Instrument No. 20190304-0019774, 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 Site Plan of record attached as Exhibit B to the Declaration in Instrument No. 20190227-0017778, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 161, page 75, Register's Office for Davidson County, Tennessee.
6. State and County taxes for the year 2020, a lien, but not yet due and payable. Map and Parcel No. 091 02 4 T 001 00CO.

True Copy Certification

I, Diana Lauhon, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Diana Lauhon, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.05.19