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. 35230-12-2019**	STATE OF TENNESSEE, COUNTY OF ~~DAVIDSON~~ Sumner The actual consideration or value, whichever is greater, for this transfer is: $562,500.00. Affiant Subscribed and sworn to before me this 31st day of January, 2020. Notary Public My Commission Expires: 11/22/2021

SARAH M. TROUPE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires

WARRANTY DEED

Address New Owner: Stephanie Miller 4508B Illinois Avenue Nashville, TN 37209	**Send Tax Bills To:** CMG Financial 3160 Crow Canyon Rd #400 San Ramon, CA 94583	**Tax Information:** Map and Parcel No.: 091 12 0 008 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 **Stephanie Miller, unmarried and Charles Miller and Donna Wilson-Miller, husband and wife** ("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 4508B 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.

Karen Johnson Davidson County
Batch# 351733 DEEDWARR
02/03/2020 08:28:07 AM 3 pgs
Fees: $18.00 Taxes: $2,081.25

20200203-0011903

IN WITNESS WHEREOF, Grantor has executed this instrument on the 31st day of January, 2020.

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 31st day of January, 2020.

_____
Notary Public

My Commission Expires:

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 2, 2023

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE CO
120 ANDERSON LANE
HENDERSONVILLE, TN 37075

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 417 on Block 88 on the Plan of Plan I, West Nashville, as of record in Book 57, page 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to L&S Development, LLC, a Tennessee limited liability company, by deed dated September 27, 2018 from Bonnie King, unmarried, of record in Instrument No. 20181001-0097143, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable. Map and Parcel No. 091 12 0 008 00.
2. All matters appearing on the Plan of record as Book 57, page 75, Register's Office for Davidson County, Tennessee.
3. Restrictive Covenant for Detached Structure of record in Instrument No. 20191219-0130952, Register's Office for Davidson County, Tennessee.