#35244

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter, Patterson & Cox PLLC **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215**	The actual consideration or value, whichever is greater, for this transfer is: $240,000.00 Affiant Subscribed and sworn to before me this 18th day of February, 2020. Notary Public My Commission Expires:
Record & Return To: **First Title & Escrow Co., Inc.** **FTEC File No. 35244-01-2020**	

ASHLEY H. OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-7-2023

Karen Johnson Davidson County
Batch# 361605 DEEDWARR
02/21/2020 03:13:30 PM 4 pgs
Fees: $23.00 Taxes: $888.00
20200221-0019747

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
L & S Development, LLC 4405 Illinois Avenue Nashville, TN 37209	New Owner P.O. Box 90173 Nashville, TN 37209	Map and Parcel No.: 091 12 0 019 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, **Gary Stuart Ray, Trustee of The Stephen Eugene Ray Family Trust, a trust indenture dated September 1, 2019**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **L & S Development, LLC, a Tennessee limited liability company** ("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 4405 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 18th day of February, 2020.

Gary Stuart Ray, Trustee of The Stephen Eugene Ray Family Trust, a trust indenture dated September 1, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gary Stuart Ray, Trustee of The Stephen Eugene Ray Family Trust, a trust indenture dated September 1, 2019, 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, at office, this 18th day of February, 2020.

Notary Public

My Commission Expires:

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

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 314 and the westerly 15 feet of Lot No. 312 of Block 43, Plan No. 1 West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.

Said Lot No. 314 and the westerly part of Lot No. 312 front together 40 feet on the southerly side of Illinois Avenue and run back between parallel lines with the easterly margin of an alley 150 feet to another alley in the rear.

Being the same property conveyed to Richard L. Ray by deed dated October 11, 2002 from Kenneth M. Brown and wife, Karen Brown of record in Instrument No. 20021018-0128195, Register's Office for Davidson County, Tennessee. Richard L. Ray having since died on May 21, 2019 leaving a Last Will and Testament admitted to Probate for Muniment of Title only, in Docket No. 19P1648, Probate Court for Davidson County, Tennessee. In accordance with the terms of said Will, subject property was devised to Stephen Eugene Ray. By Quitclaim Deed dated October 15, 2019 of record in Instrument No. 20191028-0110088, Register's Office for Davidson County, Tennessee, Stephen Eugene Ray conveyed subject property to Gary Stuart Ray, Trustee of The Stephen Eugene Ray Family Trust, a trust indenture dated September 1, 2019.

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 0 019 00.
2. All matters appearing on the Plan of record as Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

