THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 35266-01-2020	STATE OF TENNESSEE, COUNTY OF ~~DAVIDSON~~: Williamson The actual consideration or value, whichever is greater, for this transfer is: $565,000.00. Affiant Subscribed and sworn to before me this 4th day of March, 2020. Notary Public My Commission Expires: 10/2/23

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: Stephen Delahoussaye Emily Delahoussaye 4508A Illinois Avenue Nashville, TN 37209	Send Tax Bills To: New Owner	Tax Information: Map and Parcel No.: 091 12 0 356 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 Stephen Delahoussaye and wife, Emily Delahoussaye ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto. * Anthony

This is improved property located at 4508A Illinois Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their 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 and assigns to warrant and forever defend the title to said real estate to Grantees, their 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# 368600 DEEDWARR
03/06/2020 01:46:30 PM 4 pgs
Fees: $23.00 Taxes: $2,090.50
20200306-0025557

IN WITNESS WHEREOF, Grantor has executed this instrument on the 4th day of March, 2020.

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

BY: _____ CHIEF MANAGER
James E. Sieffert, Chief Manager

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 James E. Sieffert, 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 Chief Manager 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 4th day of March, 2020.



_____
Notary Public
My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 415 on Block 88 on the 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. 20171001-0097143, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated November 5, 2018 of record in Instrument No. 20190715-0069077, Register's Office for Davidson County, Tennessee, subject property was further conveyed to L & S Development, LLC, a Tennessee limited liability company

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 0 356 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.

True Copy Certification

I, **Jennifer Pennell**, 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 executed and authenticated according to law.

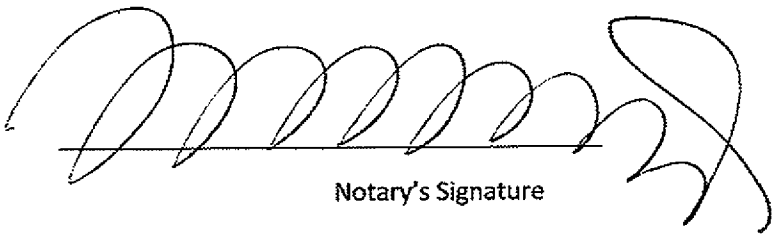


Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose,** a notary public for this county and state, **Jennifer Pennell** 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: 2/22/2022

