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. 35279-01-2020

Karen Johnson Davidson County
Batch# 393487 **DEEDWARR**
04/29/2020 01:52:54 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00

20200429-0044937

STATE OF TENNESSEE, COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is: $600,000.00.

Affiant

Subscribed and sworn to before me this 17th day of April, 2020.

Notary Public

My Commission Expires:

HOLLY DEES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Vinh Le Mai, Kieu Nga Tran 808 B 45th Avenue North Nashville, TN 37209	NEW OWNER	Map and Parcel No.: 091 12 0 021 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 **Vinh Le Mai and Kieu Nga Tran,** Husband and Wife ("Grantee"), their., 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 808 B 45th Avenue North, 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 17th day of April, 2020.

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

BY:_____, Vice-President
Gerald G. Patterson, Vice-President

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

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 17 day of April, 2017.

_____
Notary Public

My Commission Expires:

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

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 115, Block 64, on the Plan of No. 1, Plan of West Nashville, of record in Book 57, pages 74 and 75, Register's office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being part of the same property conveyed to L&S Development, LLC, a Tennessee limited liability company, by deed dated July 19, 2019 from Rhonda J. West, Successor Trustee of The Mangrum Family Revocable Living Trust, dated September 26, 2007, of record in Instrument No. 20190723-0072105, 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 0 021 00.
2. All matters appearing on the Plan of record as Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.