WARRANTY DEED	Karen Johnson Davidson County Batch# 440955 DEEDWARR 07/21/2020 08:08:51 AM 3 pgs Fees: $18.00 Taxes: $1,295.00 20200721-0079649

Address New Owner as:	Tax Bill To:	Map / Parcel
L & S Development, LLC 317 51st Avenue N Nashville, TN 37209	New Owner	09112002200

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged **Kathleen Garvey, a single person** (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto **L & S Development, LLC, a Tennessee Limited Liability Company**, (The "Grantee"), Grantee's successors and/or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lots No. 117 & 199 of Block 64 on the Plan of No. One, West Nashville, as of record in Plat 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 the same property conveyed to Anne Jones Corporation, Trustee for Sycamore Financial Group Land Trust by deed dated February 14, 2006 from Curtis M. Groves of record in Instrument No. 20060217-0019624, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Kathleen Garvey by Quitclaim Deed from Anne Jones Corporation, Trustee for Sycamore Financial Group Land Trust of record in Instrument No. 20200721 - 0079648 said Register's Office for Davidson County, Tennessee.

This is improved property known as 810 45th Avenue N, Nashville TN 37209.

This conveyance is subject to the following:

1. 2020 County Taxes for the year 2020 for Davidson County, Tennessee.
2. All matters appearing on the plan of record as Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.

SARAH V HODGES
COMMISSION NUMBER 20200052
NOTARY PUBLIC
State of Idaho
My Commission Expires 01/07/2026

Idaho

STATE OF ~~TENNESSEE~~}
COUNTY OF ~~DAVIDSON~~}
Ada

The actual consideration or value, whichever is greater for this transfer is $350,000.00.

Kathleen Garvey
Affiant

Subscribed and sworn to before me
This 13th day of July, 2020.

Sarah V. Hodges
Notary Public

My Commission Expires: 01/07/2026

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its' successors and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, her heirs, and assigns, to warrant and forever defend the title to the Property to the said Grantee, its' successors and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 13 day of July, 2020.

Kathleen Garvey
Kathleen Garvey

SARAH V HODGES
COMMISSION NUMBER 20200052
NOTARY PUBLIC
State of Idaho
My Commission Expires 01/07/2026

STATE OF Idaho }
COUNTY OF Ada }

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Kathleen Garvey, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), to be the person whose names are subscribed to this instrument, and acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at Boise, ~~Tennessee,~~ Idaho this 13th day of July, 2020.

Sarah V. Hodges
Notary Public

My Commission Expires: 01/07/2026