Karen Johnson Davidson County
Batch# 476457 DEEDWARR
09/16/2020 10:24:30 AM 4 pgs
Fees: $23.00 Taxes: $1,110.00
20200916-0105675

#35713

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. 35713-08-2020**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $300,000.00. Affiant Subscribed and sworn to before me this 11th day of September, 2020. Notary Public My Commission Expires:

OFFICIAL SEAL
LARRY P MATUSIAK
Notary Public - State of Illinois
My Commission Expires Oct 23, 2020

WARRANTY DEED

Address New Owner: L&S Development, LLC 806 45th Avenue North Nashville, TN 37209	**Send Tax Bills To:** L+S Development LLC 806 45TH Avenue North Nashville, TN 37209	**Tax Information:** Map and Parcel No.: 09112002000

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, **Jennifer Murphy Blair, formerly known as Jennifer Murphy, and husband, Jack Blair, formerly known as John M. Blair** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **L&S Development, LLC, a Tennessee limited liability company** ("Grantee"), its successors 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 806 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 Grantors covenant that they are 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. Grantors further covenant and binds themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors 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 11th day of September, 2020.

Jennifer Murphy Blair, formerly known as Jennifer Murphy

Jack Blair, formerly known as John M. Blair

STATE OF Illinois

COUNTY OF DuPage

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jennifer Murphy Blair, formerly known as Jennifer Murphy, and Jack Blair, formerly known as John M. Blair, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they' executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of September, 2020.

Notary Public

My Commission Expires:

10-23-2020

LARRY P MATUSIAK
Official Seal
Notary Public - State of Illinois
My Commission Expires Oct 23, 2020

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot Nos. 109 and 111 of Block 64 on the No. I Plan of West Nashville, of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.

Said Lots adjoin and front together 50 feet on the easterly side of 45th Avenue North and extend back between parallel lines, Lot 109 running along the northerly margin of an alley 105.5 feet to another alley in the rear.

Being the same property conveyed to Jennifer Murphy and husband, John M. Blair by deed dated July 30, 2012 from Richard Ragan and wife, Nancy Ragan of record in Instrument No 20120801-0067704, Register's Office for Davison 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, which have been prorated and assumed by Grantee. Map and Parcel No. 09112002000.
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, GEORGE E. MUDTER, JR., 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.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., 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:

