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. 35782-09-2020**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $615,000.00. Affiant Subscribed and sworn to before me this 5th day of November, 2020. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Christine Danielle Solomon Bonvissuto Dominic Louis Bonvissuto 805 B 45th Avenue North Nashville, TN 37209	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 09112034400

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 **Christine Danielle Solomon Bonvissuto and Dominic Louis Bonvissuto, wife and husband** ("Grantees"), 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 805 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 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# 510246 DEEDWARR
11/09/2020 09:40:21 AM 3 pgs
Fees: $18.00 Taxes: $2,275.50

20201109-0131086

IN WITNESS WHEREOF, Grantor has executed this instrument on the 5th day of November, 2020.

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

BY: AUTHORIZED MEMBER
James E. Sieffert, Authorized Member

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, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Authorized Member 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 5th day of November, 2020.

Notary Public

My Commission Expires:

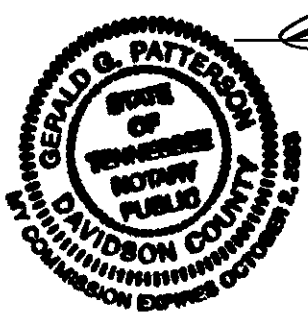


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 106, Block 61, Plan 1 of West Nashville, of record in Plat Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said Lot No. 106 fronts 25 feet on the westerly side of 45th Avenue North, formerly 4th Street, and runs back between parallel lines 110 feet to an alley.

Being part of the same property conveyed to L&S Development, LLC by deed dated August 19, 2019 from Anthony Thomas McKay, married, of record in Instrument No. 20190823-0084914, Register's Office for Davidson County, Tennessee.

Together with a Declaration of Common Driveway Easement and Maintenance Agreement as more fully described in Instrument No. 20200827-0097456, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2020 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. All matters appearing on the Plan of record as Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.
3. Declaration of Common Driveway Easement and Maintenance Agreement as more fully described in Instrument No. 20200827-0097456, Register's Office for Davidson County, Tennessee.