BILL GARRETT, Davidson County
Trans:T20120066526 DEEDWARRSP
Recvd: 09/05/12 13:35 2 pgs
Fees:13.00 Taxes:647.50

20120905-0080240

STATE OF INDIANA)
COUNTY OF LAKE)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

J.C. BROOKS, AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 29 DAY OF AUGUST, 2012.

SARA LEANN WATSON
Notary Public
Resident of Vanderburgh County, IN
My Commission expires: ~~June 18, 2016~~ October 18, 2016

THIS INSTRUMENT PREPARED BY:

NAME	ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
LRW Holdings, LLC	New Owner	118-11-1
(NAME)	(NAME)	
5516 Maplesong Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Special Warranty Deed

For and in Consideration of the sum of TEN AND N0/100 DOLLARS ($10.00) and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged,

Springleaf Financial Services, Inc., foremerly known as American General Financial Services, Inc.

(herein called "Grantors"), have GRANTED, SOLD and CONVEYED and by these presents do GRANT, SELL and CONVEY unto

LRW HOLDINGS, LLC

(herein called "Grantees"), the real property situated in DAVIDSON County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Berry Hill Subdivision as of record in Book 3300, Page 20, Register's Office for said County.

Said Lot fronts 67 feet on the westerly side of Berry Hill Drive and runs back 251.9 feet on the south line and 251.3 feet on the north line to a dead line in the read on which it measures 77.5 feet.

Being the same property conveyed to Springleaf Financial Services, Inc., formerly known as American General Financial Services, Inc by Substitute Trustee's Deed of record in Instrument No. 20120823-0075784; dated August 13, 2012; said Register's for Davidson County, Tennessee.

Being the samd property conveyed to Ernest Brachey and Cheryl Brachey, husband and wife by Warranty Deed from Shirley F. Johnson, formerly known as Shirley F. Nicholson, an unmarried person of record in Instrument No. 20060308-0026802; dated February 28, 2006; said Register's Office for Davidson County, Tennessee.

To have and to hold the Subject Property together with all and singular the rights and appurtenances thereto belonging, unto Grantees, their heirs and assigns forever. The Grantors covenant that they are seized and possessed of the above described property, and have the right to convey it, and Grantors does hereby bind themselves, their heirs and assigns, to WARRANT AND FOREVER DEFEND all and singular the Subject Property unto the Grantees, their heirs and assigns, against every person whosoever lawfully claims the Subject Property or any part thereof by, through or under Grantors, but not otherwise.

AND THE GRANTOR, DOES HEREBY COVENANT with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

GRANTOR makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

In Witness Whereof, the Grantors have caused this instrument to be executed this 29 day of AUGUST, 2012.

By: _____
JILL BROOKS **,Assistant Vice President**

ACKNOWLEDGMENTS:

STATE OF INDIANA
COUNTY OF VANDERBURGH

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared JILL BROOKS, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon _____ oath acknowledged JILL BROOKS to be the AVP of the within named bargainor, a corporation, and that JILL BROOKS as such AVP, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said JILL BROOKS as such AVP.

Witness my hand and official seal on this the 29 day of AUGUST, 2012.

_____
Notary Public

My Commission Expires: June 18, 2016

SEAL
SARA LEANN WATSON
Resident of Vanderburgh County, IN
Commission Expires: June 18, 2016