WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $44,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 16th day of January, 2013.

Notary Public

(Affix Seal)

My Commission Expires: 6-28-15

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

AT-20130003

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
348 Cool Springs Boulevard, Suite A
Franklin, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
James Stevens	SAME	043.09-0-048.00
475 West End Avenue		
Cookeville, TN 38501		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **LCHW, LLC**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **James Stevens**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being Lot No. 41, Block A, on the Plan of Overlook Estates, as shown on Plat of record in Plat Book 843, page 105, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to LCHW, LLC from William Timothy Hill, Substitute Trustee by Substitute Trustees Deed dated June 22, 2012 and recorded July 9, 2012 in Instrument #20120709-0060183, Register's Office for Davidson County, Tennessee.

( ) **unimproved**
This is (X) improved property know as 240 Wiley Street, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20130006182 DEEDWARR
Recvd: 01/23/13 10:16 2 pgs
Fees:13.00 Taxes:162.80
20130123-0007325

Witness my/our hand(s) this 16th day of January, 2013

LCWH, LLC, a Florida limited liability company
BY: Investments Management, LLC, a Florida limited liability company, It's Manager

BY: _____
Charles S. Carlton, It's Manager

STATE OF Florida
COUNTY OF Orange

Before me, the undersigned authority of the state and county mentioned, personally appeared Charles S. Carlton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Manager (or other officer authorized to execute the instrument) of LCWH, LLC, a Florida limited liability company, the with in named bargainor, a limited liability company, and that such president or officer as such Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the a limited liability company as Manager.

Witness my hand and seal this 16th day of January, 2013.

Deidrea L. McGlown
NOTARY SIGNATURE
Notary Expires:

DEIDREA L. MCGLOWN
Notary Public - State of Florida
My Comm. Expires Feb 23, 2014
Commission # DD 959180