(2)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $70,000.00

Amy Hardy
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THIS 27TH DAY OF MARCH, 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-27-2016

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, PLC, 2000 Seaboard Lane, G-104, Franklin, TN 37067
file # 13-C5281 HARDY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO : If left blank please use the address of the new owner	MAP-PARCEL
Amy Hardy	Same	093-05-2-A 112.00 CO
222 Polk Avenue #301	125 Geecs Dr.	
Nashville, TN 37203	Lebanon, TN 37087	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

LRW HOLDINGS, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

AMY HARDY

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 222 Polk Avenue #301, Nashville, TN 37203

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and 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(S), their heirs and/or 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..

Witness its hand on the 27th day of March, 2013.

LRW Holdings, LLC

BY: ____ - MEMBER
Lawrence R. Wisniewski, member

BILL GARRETT, Davidson County
Trans:T20130025504 DEEDWARR
Recvd: 04/01/13 08:48 2 pgs
Fees:13.00 Taxes:259.00
20130401-0030951

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Lawrence R. Wisniewski, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the member of LRW HOLDINGS, LLC, the within named barganor, a limited liability company, and that Lawrence R. Wisniewski, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said company for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 27th day of March, 2013.

Notary Public ____

My Commission Expires: ____

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-27-2016

13-C5281 HARDY

EXHIBIT A - LEGAL DESCRIPTION

A certain parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, Tennessee, more particularly described as follows:

Being Unit Number 301 on the Plan of Watauga Condominiums (formerly known as Polk Manor Condominium), Created under Title 66, Chapter 27, Section 101 et seq., as amended in Tennessee Code Annotated, and as established by Master Deed of Record in Book 6339, Page 281, and amended in Book 6697, Page 889, and amended and restated in Instrument Number 20061025-0132105, Register's Office for Davidson County, Tennessee, together with an undivided percentage in the Common Elements appurtenant to said units, as set forth in the Master Deed and Bylaws, for a more complete identification and description of said units.

Being the same property conveyed to Yaghoob Hanai by Warranty Deed from Ronald Carl, recorded on the 3rd day of December, 2007 in Instrument No. 20071203-0139777, in the Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to LRW Holdings, LLC by Substitute Trustee's Deed from Bank of America, NA, successor by merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP, dated March 22, 2013 and recorded in Instrument Number 20130410003075 in the Register's Office of Davidson County, Tennessee

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Charter of Homeowners Association recorded at Instrument No. 20061005-0123859.

d. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing WATAUGA Condominium of record in Book 6339, Page 281 , as amended by instrument(s) of record in Book 6697, Page 889, amended and restated at Instrument No. 20061025-0132105; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.