#6749

BILL GARRETT, Davidson County
Trans:T20130040879 DEEDWARR
Recvd: 05/16/13 11:00 2 pgs
Fees:13.00 Taxes:358.90
20130516-0049394

Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 13th day of May, 2013

Notary Public

(Affix Seal)

My Commission Expires: _____

Beth Hazelwood State of Tennessee Notary Public My Comm. Exp. 3rd Davidson County

AT-20130060

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ADVANTAGE TITLE, LLC
348 COOL SPRINGS BOULEVARD SUITE A
FRANKLIN, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Sherwan Abdulkareem	New Penn Financial	149.05-0-167.00
4761 Terragon Trail	4000 Chemical Road Ste. 200	
Antioch, TN 37013	Plymouth Meeting, PA 19462	

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, LCWH, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Sherwan Abdulkareem, married, 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. 85 on the Plan of Re-Subdivision of Lots 84 and 85, Section Five, Revised Terragon Trails, as shown of record as Instrument Nu. 20030411-0048359 and Inst. No. 200304280056558, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate 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 #20120709-0060178, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 4761 Terragon Trail, Antioch, TN 37013.

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.

Witness my/our hand(s) this the ~~10th~~ 13th day of May, 2013:

, manager

LCWH, LLC
BY: Charles S. Carlton, Manager, Investments Management, LLC as Manager for LCWH, LLC

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 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 the ~~10th~~ 13th day of May, 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