(2)

BILL GARRETT, Davidson County
Trans:T20130041046 DEEDWARR
Recvd: 05/16/13 14:18 2 pgs
Fees:13.00 Taxes:333.00
20130516-0049583

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $90,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 13TH DAY OF MAY, 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9/23/13

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 13-C5425

ADDRESS OF NEW OWNER	SEND TAX BILLS TO :	MAP-PARCEL
Joseph John Bauer, Trustee of the Bauer 1995 Revocable Trust	SAME	072-02-0 018.00
912 Calib Court, B-100	912 Calib Court, B-100	
Franklin, TN 37067	Franklin, TN 37067	

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:

JOSEPH JOHN BAUER, TRUSTEE OF THE BAUER 1995 REVOCABLE TRUST

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 1009 Iverson Avenue, Nashville, TN 37216

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 13th day of May, 2013.

LRW Holdings, LLC

BY:_____
Larry Wisniewski. Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Larry 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 Larry 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 13th day of May, 2013.

Notary Public_____

My Commission Expires: 9/23/13

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

13-C5425

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 84, MAYNOR PLACE, as shown on plat of record in Plat Book 843, Page 24, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Alma H. Kaiser, unmarried by Warranty Deed from Aggie Miller, recorded on the 14th day of October, 1996 in Deed Book 10225, Page 12, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to LRW Holdings, LLC by Substitute Trustee's Deed from Wells Fargo Bank, NA of Record in Instrument # 20130516-0049582 Registers Office for 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. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MAYNOR PLACE, as recorded in Plat Book 843, Page(s) 24, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Easement for Sanitary Sewer and/or Storm Drainage, recorded in Book 4269, Page 118.