WARRANTY DEED

CHRISTINE MARIE WESTMAAS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $365,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 25TH DAY OF JUNE, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES 5/30/2017

THIS INSTRUMENT PREPARED BY
Vanderpool, Pearman & Drumwright, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 14-R6310 LAMPE

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Thomas M. Lampe and Jennifer A. Lampe	Same	155-16-0-A-267.00 CO
6320 Holly Trace Way		
Nashville, TN 37221		

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

LRW HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY*

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

THOMAS M. LAMPE AND JENNIFER A. LAMPE, HUSBAND AND WIFE

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

Land in Davidson County, Tennessee, being Lot 221, TRACESIDE, SECTION TEN, REVISION ONE, as shown on plat of record in Plat Book 9700, Page 827, 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 LRW Holdings, LLC by Substitute Trustee's Deed, of record in Instrument No. 20140606-0049435, in the Register's Office of Davidson County, Tennessee.

*THE GRANTOR'S OWNERSHIP OF THE PREMISES IS FOR INVESTMENT PURPOSES ONLY; THE PREMISES IS NOT THE PRINCIPLE RESIDENCE OF THE GRANTOR AND/OR THE GRANTOR'S SPOUSE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. County of Davidson taxes for the year 2014 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 TRACESIDE, SECTION TEN, REVISION ONE, as recorded in Plat Book 9700, Page(s) 827 and Plat Book 9700, Page 810 (Voided), 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 and Restrictions as set forth in Deed recorded in Book 9236, Page 504, Book 9435, Page 493 and Book 9677, Page 675 , 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. Terms and provisions of by-Laws recorded in Book 9668, Page 899.

f. Charter of Homeowners Association recorded in Book 9668, Page 894.

g. Easement for Landscape/Drainage/Utility, recorded in Book 9667, Page 848 and Book 9669, Page 572, as may affect the subject property.

h. Easement for Sewer, recorded in Book 11564, Page 887, as may affect the subject property.

i. Easement for Transmission Lines, recorded in Book 4243, Page 685.

j. Easement for Public Utilities, recorded in Book 9443, Page 960, as may affect the subject property.

k. Landscape Agreement recorded in Book 10355, Page 859.

l. Conveyance for common open spaces recorded at Instrument No. 20000329-0031450.

m. Flowage of Trace Creek.

n. Water Line Easement recorded in Book 9306, Page 279.

o. Old Right of Way Easements for Natchez Trace recorded in Book 5607, Page 882.

BILL GARRETT, Davidson County
Trans: T20140045856 DEEDWARR
Recvd: 06/27/14 11:18 2 pgs
Fees: 13.00 Taxes: 1350.50

20140627-0056459

This is improved property known as 6320 Holly Trace Way, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 hand on the 25th day of June, 2014.

LRW Holdings, LLC

BY: _____
Lawrence R. Wisniewski

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Lawrence R. Wisniewski, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of LRW Holdings, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such President executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 25th day of June, 2014.

_____
Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 14-R6310 LAMPE

RECORD & RETURN TO:

VANDERPOOL, PEARMAN & DRUMWRIGHT

256 SEABOARD LANE, SUITE G104

FRANKLIN, TN 37067