152348

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $232,500.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON THE 12TH DAY OF JUNE, 2015. NOTARY PUBLIC MY COMMISSION EXPIRES

Davidson County DEEDWARR
Recvd: 06/16/15 13:37 3 pgs
Fees:18.00 Taxes:860.25
20150616-0057275

KATRINA LEWIS NOTARY PUBLIC TENNESSEE RUTHERFORD COUNTY My Commission Expires 05-20-2017

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 15-1231B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Kedric Vance and Jennifer Vance	Highlands Residential Mortgage, Ltd	033-03-0B-079.00-CO
205 Ivy Hill Lane	12001 N. Central Expressway, Ste 750	
Nashville, TN 37072	Dallas, TX 75243	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

LRW HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KEDRIC VANCE AND JENNIFER VANCE, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEE(S), 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 No. 107 on the Plan of Final Plat of Dry Creek Farms, Phase 2, Section 2, of record in Plat at Instrument No. 20050825-0101280, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Charles W. Hendericks, II and Lakesha Hendricks, husband and wife by Warranty deed from Beazer Homes Corporation of record in Instrument No. 20060307-0026233 Register's Office for Davidson County, Tennessee, dated March 01, 2006 and recorded on March 07, 2006.

Being the same property conveyed to LRW Holdings, LLC by Trustee's Deed from Wilson & Associates, PLLC of record in Instrument No. 20140925-0088531 Register's Office for Davidson County, Tennessee, dated September 16, 2014 and recorded on September 25, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2015 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20050825-0101280, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number (Dry Creek Farm) 20031001-0145053, amended in Instrument No. 20080611-0060336, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number (Ivy Hill at Dry Creek Farms), 20040921-0113624, as supplemented in Instrument No. 20060130-0011538, Register's Office for Davidson County, Tennessee.

TVA Easement shown on Plan in Book 4175, page 8, Register's Office for Davidson County, Tennessee.

Agreement for dedication of Easement for sanitary sewers and/or storm drainage in Book 7695, page 562, Register's Office for Davidson County, Tennessee.

Grant of Transmission Line Easement in Book 3248, page 58, Register's Office for Davidson County, Tennessee.

Easement to United States of America in Book 10752,page 679, Register's Office for Davidson County, Tennessee.

Easement Agreement in Instrument 20031001-0145056, Register's Office for Davidson County, Tennessee.

Charter for Ivey Hill at Dry Creek HOA in Instrument 20041005-0119646, Register's Office for Davidson County, Tennessee.

Conveyance of common area and open space in Instrument 20060130-011537, Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is property known as 205 Ivy Hill Lane, Nashville, TN 37072

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 12th day of June, 2015.

LRW Holdings, LLC

BY: Judy Blair

Judy Blair, Authorized Agent

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared JUDY BLAIR, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Authorized Agent(or other officer authorized to execute the instrument) of LRW Holdings, LLC, the within named bargainor, a Delaware limited liability company, and that she as such Agent executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 12th day of June, 2015.

Elizabeth J Barnes

Notary Public

My Commission Expires: 1-26-19

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 15-1231B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Connie Buchanan

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith

Shelly M. Smith