WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/04/15 14:18 3 pgs
Fees:18.00 Taxes:658.60
20151104-0112535

State of Tennessee
County of Rutherford

The actual consideration or value, whichever is greater, for this transfer is **$178,000.00.**

Affiant

Subscribed and sworn to before me, this the 2nd day of November, 2015.

Notary Public

My commission expires: My Comm. Exp. 06-05-16
(AFFIX SEAL)

TIMOTHY D. WARDLOW STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Atwood & Moore, Attorneys at Law
144 Uptown Square, Murfreesboro, TN 37129

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
LHF 4 ASSETS, LLC	**LHF 4 ASSETS, LLC**	**063 16 0B 093.00**
5001 Plaza On The Lake, #200	**8300 N. Mopac Expressway, #200**	
Austin, TX 78746	**Austin, TX 78759**	

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, I,

Wagma A. Dorani

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

LHF 4 ASSETS, LLC

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING all of Lot No. 152, HAMPTON PARK (formerly Chitwood Downs, a Planned Unit Development) of record in Book 6900, page 550, 551 and 552 and certificate of correction of record in Book 7462, page 445 and by Amendment to Change Name of record in Book 8181, page 112, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

BEING the same property conveyed to Wagma A. Dorani by deed of record in Instrument Number 20150520-0046628, of the Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to the restrictive covenants of record in Deed Book 7351, page 862 and amended in Book 7451, page 739 and Book 8336, page 393; to the charter of HOA of record in Book 7431, page 204 and amended in Book 8833, page 216; to the PUD boundary plat of record in Book 6900, page 415; to the quitclaim deed to HOA of record in Book 8207, page 276; to the easement for ingress and egress of record in Book 8739, page 991, Book 7460, page 930, Book 7489, page 515, Book 8657, page 179 and Book 8951, page 179; to the easement for public utilities of record in Book 8007, page 235; to the flowage easement of record in Book 2247, page 75; to the Articles of incorporation of HOA of record in Book 8517, page 762; to the matters on plat of record in Book 6900, pages 550-552 and corrected in Book 7462, page 445, Book 8110, page 401 and amended in Book 8181, page 112, and, to any and all other matters as shown of record in the Register's Office of Davidson County, Tennessee.

This property was never used as the primary marital residence of the Grantor.

This is improved (X) Unimproved (____) property, known as **536 Granwood Blvd., Old Hickory, TN 37138**

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, its successors and assigns forever. The GRANTOR covenants with the said GRANTEE that I am 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 I 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, its successors 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 **2nd** day of **November, 2015.**

Wagma A Dorani

Wagma A. Dorani

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, a Notary Public of said County and State, **Wagma A. Dorani,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **2nd** day of **November, 2015.**

Mark S Moore

Notary Public

My Commission Expires: 10-16-2018



I, Timothy D. Wardlow, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

State of TENNESSEE

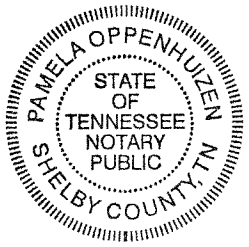
County of SHELBY

Personally appeared before me, Pamela Oppenhuizen, a notary public for this county and state, Timothy D. Wardlow who acknowledges that this certification of an electronic document is true and correct, and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: _____

Notary's Seal (If on paper)



My Comm. Exp. 03-19-19