WARRANTY DEED

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $147,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 11TH DAY OF DECEMBER, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES

SHIRA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-11-2017

BILL GARRETT, Davidson County
Trans:T20150105319 DEEDWARR
Recvd: 12/14/15 13:31 2 pgs
Fees:13.00 Taxes:543.90
20151214-0125434

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 15-1545B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Jeffrey M. Reed and Kelly D. Reed	New owner	109-05-0D-085.00-CO
1609 Lincoya Bay Drive		
Nashville, TN 37214-2768		

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

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

JEFFREY M. REED AND KELLY D. REED, 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 Unit 1609, in the Cottages at Williams Bend, a Private Element Horizontal Property Regime, a Planned Unit Development, located on Lincoya Bay Drive, Nashville, Davidson County, and described in a Declaration of Covenants, Conditions and Restrictions and By-Laws for the Cottages at Williams Bend, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20040628-0076712 and Supplementary Declaration of record in Instrument No. 20041028-0129585 and in Instrument No. 20050923-0114373, Register's Office for Davidson County, Tennessee to which reference is hereby made. The easements, Restrictive Covenants, Conditions and Regulations imposed upon and relating to the Units, Property, Co-Owners and tenants of The Cottages at Williams Bend, a Private Element Horizontal Property Regime, contained in the said Declarations appearing in Instrument No. 20041028-0129585 and amended as Instrument No. 20050923-0114373, said Register's Office, are incorporated in this Deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Michael Franklin Scott, a single man by Special Warranty deed (Corporation) from Federal Home Mortgage Corporation ("Freddie Mac") of record in Instrument No. 20111130-0093011 Register's Office for Davidson County, Tennessee, dated October 19, 2011 and recorded on November 30, 2011.

Being the same property conveyed to LRW Holdings, LLC by Substitute Trustee's deed from J. Phillip Jones, Substitute Trustee of record in Instrument No. 20151007-0102534 Register's Office for Davidson County, Tennessee, dated September 17, 2015 and recorded on October 07, 2015.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

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

All matters shown on the Plan of record in Instrument 20000918-0092189, said Register's Office.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20040628-0076712, supplemented in Instrument No. 20041028-0129585 and Instrument No. 20050923-0114373, Register's Office for Davidson County, Tennessee.

Charter of record in Instrument Number 20060314-0028980, in the Register's Office for DavidsonCounty, Tennessee.

Quitclaim Deed conveying common areas of record in Instrument Number 20061229-0161140, in the Register's Office for DavidsonCounty, Tennessee.

Sanitary Sewer and/or Storm Drainage Easement of record in Book 7121, Page 169, in the Register's Office for Davidson County, Tennessee.

Sewer Easement of record in Book 5406, Page 470, in the Register's Office for Davidson County, Tennessee.

Easement Agreement of record in Book 6185, Page 216, Book 7498, Page 726 and Instrument No. 20000331-0032369 and Instrument No. 20021204-0149457, in the Register's Office for Davidson County, Tennessee.

Subject to restriction in Deed of record in Instrument Number 20021204-0149456, in the Register's Office for DavidsonCounty, Tennessee.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

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

This is property known as 1609 Lincoya Bay Drive, Nashville, TN 37214-2768

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 11th day of December, 2015.

LRW Holdings, LLC

BY:_____

Lawrence R. Wisniewski, President

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/her 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 Delaware limited liability company, and that he as such President executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 11th day of December, 2015.

_____

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 15-1545B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027