WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $125,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON THE 15TH DAY OF DECEMBER, 2015. NOTARY PUBLIC MY COMMISSION EXPIRES 8-11-16

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 15-1618B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Crystal Bay, LLC	NEW OWNER	122-01-0A-344.00-CO
PO Box 7215		
Spreckels, CA 93962		

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

CRYSTAL BAY, LLC

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 No. 11 in Woodland Point, Phase 9, a Private Element Horizontal Property Regime (being the Townhome Area at Woodland Point), located on Buck Run Drive and/or Antler Ridge Circle, Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20001011-0101044, Register's Office for Davidson County, Tennessee (the "Original Declaration"), amended by First Supplementary Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes of record as Instrument No. 20020725-0089575, said Register's Office (the "First Supplement and the original Declaration being collectively referred to as the "Declaration"), 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 Woodland Point, Phase IX, a Private Element Horizontal Property Regime, contained in the said Declaration, the plan filed as Exhibit "B" to said First Supplement appearing at page 6 thereof, and Bylaws appended thereto as Exhibit "B" appearing at page 32 of the Original Declaration, said Register's Office are incorporated in this deed by reference and made part hereof the same as though copied herein.

Being the same property conveyed to William J. Patterson by Quitclaim deed from Pamela C Patterson of record in Instrument No. 20101012-0081584 Register's Office for Davidson County, Tennessee, dated October 11, 2010 and recorded on October 12, 2010.

Being the same property conveyed to LRW Holdings, LLC by Trustee's Deed deed from Wilson & Associates, PLLC of record in Instrument No. 20151204-0122351 Register's Office for Davidson County, Tennessee, dated November 12, 2015 and recorded on December 4, 2015.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2016 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 11700, Page 66, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of Woodland Point, Phase I of record as Instrument Number 20010404-0032685 and revised in Instrument No. 20000713-0069314, Register's Office of Davidson County, Tennessee.

Master Declaration of Restrictive Covenants of Woodland Point of record in Instrument No. 20000607-0056981, 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 20001011-0101044, supplemented in Instrument No. 20020725-0089575 and Instrument No. 20020904-0107261, Register's Office for Davidson County, Tennessee

BILL GARRETT, Davidson County
Trans:T20150108953 DEEDWARR
Recvd: 12/28/15 11:13 2 pgs
Fees:13.00 Taxes:462.50
20151228-0129825

By-Laws of record in Instrument Number 20080104-0001237, Instrument No. 20080521-0052236 and Instrument Number 20120518-0043315, in the Register's Office for DavidsonCounty, Tennessee.

0052236 and Instrument Number 20120518-0043315 of record in Instrument Number 20001013-0102000 and Instrument Number 20020222-0022863, in the Register's Office for DavidsonCounty, Tennessee.

Common Area of record in Instrument Number 20001205-0119722, in the Register's Office for DavidsonCounty, Tennessee.

Easement for Sanitary Sewer and/or Storm Drainage of record in Instrument Number 20000419-0039023, in the Register's Office for DavidsonCounty, Tennessee.

Landscape Easement of record in Instrument Number 20000612-0058346, in the Register's Office for DavidsonCounty, Tennessee.

Subject to Storm water Detention Agreement of record in Instrument Number 20030611-0080534, in the Register's Office for DavidsonCounty, Tennessee.

Right of way easement granted to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 8332, Page 982, in the Register's Office for Davidson County, 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 228 Buck Run Drive, Nashville, TN 37214

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 15th day of December, 2015.

LRW Holdings, LLC

By: J. Carlton Drumwright, Authorizaed Agent

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared J. Carlton Drumwright, 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 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 he as such Authorized Agent executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 15th day of December, 2015.

Notary Public

My Commission Expires: 1-26-19

File #: 15-1618B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066