WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160000243 DEEDWARR
Recvd: 01/04/16 11:12 2 pgs
Fees: 13.00 Taxes: 1132.20
20160104-0000258

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $306,000.00

Vicki Jarvis
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 4TH DAY OF DECEMBER, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-26-2016

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 15-1569B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Jennifer E. Griffith	841 Seahawk Circle	098-06-0A-027.00-CO
1556 Goldfinch Circle	Virginia Beach VA	
Hermitage, TN 37076	23452	

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

JENNIFER E. GRIFFITH 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. 22 on the Plan of Final Plat of Phase 1, Section A, Bridgewater of record in Plat at Instrument No. 20051104-0133897, 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 Jimmy Cornelius and wife, Melissa A. Cornelius by Special Warranty deed from Newmark Homes, L.P., a Texas Limited Partnership of record in Instrument No. 20060601-0064307 Register's Office for Davidson County, Tennessee, dated May 25, 2006 and recorded on June 01, 2006.

Being the same property conveyed to LRW Holdings, LLC, by Substitute Trustee's Deed, of record in Instrument No. 20151110-0114485, Register's Office for Davidson County, Tennessee, dated August 18, 2015 and recorded on November 10, 2015.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

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

Subject to all matters shown on the Plan of record as Instrument Number 20051104-0133897, and Surveyors Certificate of Correction in Instrument 20060608-0067981, 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 20051024-0128043, as supplemented in Instrument 20051122-0141076 amended in Instrument 20061004-0122802 and Instrument 20071023-0125250, Register's Office for Davidson County, Tennessee.

Charter in Instrument 20060223-0021111, Register's Office for Davidson County, Tennessee.

TVA Easement in Book 1291, page 99, Register's Office for Davidson County, Tennessee.

Open Space Maintenance Agreement in Instrument 20051024-0128043, Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement in Instrument 20050222-0019150, Register's Office for Davidson County, Tennessee.

Sanitary Sewers and/or Storm Drainage in Instrument 20060120-0008000, 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 1556 Goldfinch Circle, Hermitage, TN 37076

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 4th day of December, 2015.

LRW Holdings, LLC, a Delaware limited liability company

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 4th day of December, 2015.

_____
Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 15-1569B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027