Davidson County DEEDWARR
Recvd: 01/26/16 08:37 3 pgs
Fees:18.00 Taxes:518.00
20160126-0007176

This Instrument Prepared By:
Athens Title & Escrow LLC
Michael J. Mills, Attorney at Law
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
3312 Cedar Ridge Road
Nashville, Tennessee 37214

SEND TAX BILL TO:
122 Generals Retreat Place
Franklin, TN 37064

MAP 108
GROUP 08 0
PARCEL 076.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Gayle Whitfield and wife Carol Whitfield** hereinafter called the GRANTORS, has bargained and sold, and by these presents, does hereby transfer and convey unto **LRW Holdings, LLC, a Delaware limited liability company**, hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 234, Section Two Larchwood, as shown on plan of record in Plat Book 5200, Page 57, 58, and 59, Register's Office for Davidson County, Tennessee, plan hereby referenced for a more complete legal description.

Being the same property conveyed to Gayle Whitfield and wife, Carol Whitfield by deed from Frances Covington, of record in Instrument No 20080324-0028803, Register's Office for said County.

This conveyance is made subject to the following:

1) 2016 taxes and subsequent years.
2) Matters shown on the Plan of record in Plat Book 5200, page 57, 58 and 59, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as 3312 Cedar Ridge Road, Nashville, Tennessee 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 LRW Holdings, LLC, a Delaware limited liability company, its successors and assigns, forever, and, GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTORS do further covenant and bind themselves, its heirs and assigns, 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 our hands this the 22nd day of January 2016.

Gayle Whitfield

Carol Whitfield

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Gayle Whitfield and Carol Whitfield, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 22nd day of January 2016.

NOTARY PUBLIC
My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 140,000 .

AFFIANT

Subscribed and sworn to before me on this 22nd day of January 2016.

NOTARY PUBLIC
My Commission Expires: 10/29/19

NICOLE YURJEVICH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

