WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160024764 DEEDWARR
Recvd: 03/28/16 14:41 2 pgs
Fees:13.00 Taxes:1775.63
20160328-0028937

File No. 0001628

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $479,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of March, 2016.

Notary Public

MY COMMISSION EXPIRES: 12-18-19
(AFFIX SEAL)

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
WHITE COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Warren L. Corwin, et ux.	Warren Lee Corwin	083-10-0G-002.00
(NAME)	(NAME)	
421 Lakehurst Drive	6624 Castle Pines Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37206	Plano TX 75093	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I, **JRM Lakehurst, a Tennessee G.P.,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Warren L. Corwin and Ramona M. Corwin, husband and wife,** HEREINAFTER CALLED THE GRANTEE, 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 419-B Homes at 419 Lakehurst, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants Conditions and Restrictions for Homes at 419 Lakehurst, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20140421-0033227, 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 Homes at 419 Lakehurst, a Horizontal Property Regime with Private Elements, contained in the said Declaration, the Plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20140421-0033227, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Units.

Being the same property conveyed by Quitclaim Deed from R Squared Investments, LLC, a Tennessee limited liability company to JRM Lakehurst, a Tennessee general partnership as recorded on the 19th day of May, 2015 in Instrument No. 20150519-0046169; Warranty Deed from Pantheon Development, LLC, a Tennessee limited liability company to R Squared Investments, LLC, a Tennessee limited liability company as recorded on the 1st day of July, 2014 in Instrument No. 20140701-0057912; Warranty Deed from Scott G. Maskiell and wife, Erin Frazier-Maskiell to Pantheon Development, LLC as recorded on the 26th day of March, 2014 in Instrument No. 20140326-0024628; Quit Claim Deed from Erin Frazier-Maskiell, a married woman, joined by her husband Scott G. Maskiell to Erin Frazier-Maskiell and Scott G. Maskiell, husband and wife as recorded on the 21st day of March, 2012 in Instrument No. 20120321-0023836 and Warranty Deed from Anthony G. MacKay to Erin Frazier-Maskeill, married as recorded on the 28th day of September, 2005 in Instrument No. 20050928-0116340, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2016 which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 421 Lakehurst Drive, Nashville, TN 37206

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 is 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 this 24th day of March, 2016.

JRM Lakehurst, a Tennessee G.P.

K. Ryan Meadows

K. Ryan Meadows
Its: Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared K. Ryan Meadows, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be authorized agent of JRM Lakehurst, a Tennessee G.P., a Tennessee G.P., the within named bargainor, and that he/she as such authorized agent, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself/herself as authorized agent.

Witness my hand this 24th day of March, 2016.

Notary Public

My commission expires: 12-18-19

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
WHITE COUNTY

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206