WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160026522 DEEDWARR
Recvd: 04/01/16 11:53 2 pgs
Fees: 13.00 Taxes: 703.00
20160401-0031058

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $190,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 31ST DAY OF MARCH, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-1833B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Rachel C. Calvitti	new owner	075-05-0-007.00
304 Bonnavue Drive		
Hermitage, TN 37076-1050		

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

RACHEL C. CALVITTI, AN UNMARRIED WOMAN

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. 690 on the Plan of Section Seven, Hermitage Hills of record in Plat Book 3300, Page (s) 62 and 63, 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 Arthur D. Norrod, Trustee and his successors in Trust of the Arthur D. Norrod Revocable Living Trust, it's successors and assigns for the benefit of Arthur D. Norrod by quitclaim deed from Arthur D. Norrod, Trustee and his successors in Trust of the Arthur D. Norrod Revocable Living Trust, it's successors and assigns and Reba E. Norrod, Trustee, her successors in Trust of the Reba E. Norrod Revocable Living Trust its successors and assigns for the benefit of Arthur D. Norrod and Reba E. Norrod, tenants in common of record in Instrument No. 20110330-0024537 Register's Office for Davidson County, Tennessee, dated March 31, 2011 and recorded on March 30, 2011.

Being the same property conveyed to Arthur D. Norrod and Reba E. Norrod, husband and wife, as tenants in common by Quitclaim deed from Arthur D. Norrod, trustee and his successors in Trust of the Arthur D. Norrod Revocable Living Trust dated March 21, 2003, its successor and assigns for the benefit of Arthur D. Norrod of record in Instrument No. 20140715-0062123 Register's Office for Davidson County, Tennessee, dated July 05, 2014 and recorded on July 15, 2014.

Being the same property conveyed to Arthur D. Norrod, trustee and his successors in Trust of the Arthur D. Norrod Revocable Living Trust dated March 21, 2003 it's successors and assigns, for the benefit of Arthur D. Norrod. by Quitclaim deed from Arthur D. Norrod and Reba E. Norrod, husband and wife, as tenants in common of record in Instrument No. 20140715-0062125 Register's Office for Davidson County, Tennessee, dated July 05, 2014 and recorded on July 15, 2014.

Being the same property conveyed to LRW Holdings, LLC, by Substitute Trustee's Deed, of record in Instrument No. 20160314-0023760, Register's Office for Davidson County, Tennessee, dated October 9, 2015 and recorded on March 14, 2016.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

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

J. Subject to all matters shown on the Plan of record in Plat Book 3300, Page (s) 62 and 63, Register's Office for Davidson County, Tennessee.

K. Easement of record in Book 3399, Page 446, in the Register's Office for Davidson County, Tennessee.

L. Restrictive Covenants of record in Book 3399, Page 446 and Book 3404, page 165, in the Register's Office for Davidson County, Tennessee.

This is property known as 304 Bonnavue Drive, Hermitage, TN 37076-1050

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 31st day of March, 2016.

LRW Holdings, LLC, a Delaware limited liability company

BY:_____

Lawrence R. Wisniewski, President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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 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 31st day of March, 2016.

_____

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 16-1833B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027