WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160029763 DEEDWARR
Recvd: 04/12/16 15:24 2 pgs
Fees: 13.00 Taxes: 538.35
20160412-0035113

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $145,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 7TH DAY OF APRIL, 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 # 16-1858B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Roberta Goodman	NEW OWNER	165-13-0A-089.00-CO
4052 Pepperwood Drive		
Antioch, TN 37013-1694		

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

ROBERTA B. GOODMAN, 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. 499 on the Plan of Section Eight, Peppertree Forrest, a Planned Unit Development of record in Plat Book 7900, Page 652, 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 Andre T. Hill and wife, Arhmilia Hill by Quitclaim deed from Andre T. Hill of record in Instrument No. 20110606-0043103 Register's Office for Davidson County, Tennessee, dated June 02, 2011 and recorded on June 06, 2011.

Being the same property conveyed to LRW Holdings LLC by Substitute Trustee's deed from J. Phillip Jones, Substitute Trustee of record in Instrument No. 20160223-0017281 Register's Office for Davidson County, Tennessee, dated February 10, 2016 and recorded on February 23, 2016.

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 7900, Page 652, 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 Book 8757, Page 607, as amended in Book 9287, Page 698, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

By-Laws of record in Book 8757, Page 623, in the Register's Office for Davidson County, Tennessee.

Charter for Peppertree Forest Homeowners Association, Inc. of record in Book 8757, Page 639, in the Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions and restrictions of record in Book 7982, Page 736, Book 8703, Page 462, Book 9004, Page 514, Book 9157, Page 711 and Book 9455, Page 801, in the Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 10862, Page 2, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Subject to rights of others in and to the common areas and/or elements.

This is property known as 4052 Pepperwood Drive, Antioch, TN 37013-1694

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 7th day of April, 2016.

LRW Holdings LLC

BY: _____

Lawrence R Wisniewski

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 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 Tennessee limited liability company, and that Lawrence R Wisniewski as such President executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 7th day of April, 2016.

_____

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 16-1858B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027