THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle Ste 150** **Brentwood, TN 37027** **CRT File No. 16037104** BILL GARRETT, Davidson County Trans:T20160030194 DEEDWARR Recvd: 04/14/16 08:49 2 pgs Fees:13.00 Taxes:429.20 20160414-0035607	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $116,000.00 Affiant Subscribed and sworn to before me, this 11th day of April, 2016. Notary Public My Commission Expires: JAMES ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES MARCH 25, 2018

WARRANTY DEED

Address New Owner: LWB, LLC 3619 Sabre Drive Nashville TN 37211-3214	Send Tax Bills To: LWB, LLC PO Box 150979 Nashville, TN 37215	Tax Information: Tax Parcel ID No. 133-06-0-112.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Tonja J. Gwin n/k/a Tonja LeComte, a single person** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **LWB, LLC, a Tennessee limited liability company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Patterson Gardens of record in Plat Book 2083, Page 114, 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 Tonja J. Gwin, a single person by Warranty deed from James G. Hayes and wife, Patricia Hayes of record in Book 7641, page 902, Register's Office for Davidson County, Tennessee, dated August 26, 1988 and recorded on September 01, 1988.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

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 2083, Page 114, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 2300, Page 443, 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. (should be expired)

This is improved property located at 3619 Sabre Drive Nashville TN 37211-3214

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of April, 2016.

Tonja J. Gwin n/k/a Tonja LeComte

Tonja J. Gwin n/k/a Tonja LeComte

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Tonja J. Gwin n/k/a Tonja LeComte, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of April, 2016.

Nathan L. Powers

Notary Public
My Commission Expires: 02/26/17

