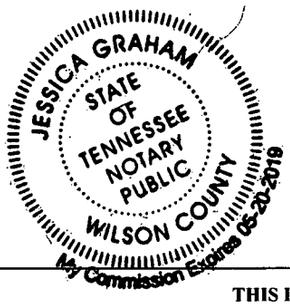
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 124,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 29TH DAY OF APRIL, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 5-2019

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-1760B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Jonathan Riley	Wells Fargo	163-05-0B-090.00-CO
5170 Hickory Hollow Parkway, #236	PO Box 100515	
Antioch, TN 37013	Florence, SC 29502	

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

JONATHAN RILEY, AN UNMARRIED MAN

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:

All that certain parcel of land situated in the County Davidson, State of Tennessee being known and designated as follows:

Being Lot No. 90 on the Plan of Mill Park, Section One, Phase II, (formerly Hickory Hollow Townhomes) a Horizontal Property Regime (Private Element) of recorded in Instrument No. 20000706-0066999, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kawanis Y. Huggins, unmarried by Warranty deed from NVR, Inc., t/a Ryan Homes, a Virginia Corporation of record in Instrument No. 20020806-0094719 Register's Office for Davidson County, Tennessee, dated August 02, 2002 and recorded on August 06, 2002.

Being the same property conveyed to U.S. Bank National Association, successor by merger to U.S. Bank National Association, N.D. by Substitute Trustee's deed from J. Phillip Jones, Substitute Trustee Deed of record in Instrument No. 20150910-0091788 Register's Office for Davidson County, Tennessee, dated September 04, 2015 and recorded on September 10, 2015.

Being the same property conveyed to LRW Holdings LLC by Special Warranty deed from U.S. Bank National Association, Successor by Merger to U.S. Bank National Association, N.D. of record in Instrument No. 20160128-0008326 Register's Office for Davidson County, Tennessee, dated January 13, 2016 and recorded on January 28, 2016 and Special Warranty Deed recorded on February 02, 2016 in Instrument No. 20160202-0010070.

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 as Instrument Number 20000706-0066999, Register's Office of Davidson County, Tennessee.

Subject to all matters shown on the Plan of record in Plat Book 9700, Page (s) 538 and 539, 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 10719, Page 425, as amended in Book 11167, page 757, Instrument No. 20010712-0074528, Instrument No. 20011016-0112643, Instrument No. 20020507-0055107, Instrument No. 20021017-0127808, Instrument No. 20110208-0011084, Instrument No. 20080304-0021743, Instrument No. 20140902-0079467 and Instrument No. 20141231-0119109, Register's Office for Davidson County, Tennessee.

By-Laws of Mill Park of record in Book 10719, Page 464, in the Register's Office for Davidson County, Tennessee.

Charter of Mill Park Homeowner's Association of record in Book 10719, Page 419, in the Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans: T20160036627 DEEDWARR
Recvd: 05/03/16 12:31 2 pgs
Fees: 13.00 Taxes: 458.80
20160503-0043488

Quitclaim Deed for common areas to Mill Park Homeowner's Association of record in Book 11221, Page 249, in the Register's Office for Davidson County, Tennessee.

Detention Pond Agreement of record in Book 10506, Page 278, in the Register's Office for Davidson County, Tennessee.

Easement for Bell South of record in Book 11378, Page 991, in the Register's Office for Davidson County, Tennessee.

Quitclaim Deed for Open Space to Mill Park Homeowner's Association of record in Instrument Number 20010712-0074529, in the Register's Office for DavidsonCounty, Tennessee.

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

This is property known as 5170 Hickory Hollow Parkway, #236, Antioch, TN 37013

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 29th day of April, 2016.

LRW Holdings, LLC

BY: _____

Lawrence R. Wisniewski, President

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 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 29th day of April, 2016.

_____

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 16-1760B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027