Davidson County DEEDQC
Recvd: 05/06/16 08:38 3 pgs
Fees:18.00 Taxes:781.07
20160506-0044862

PREPARED BY:
Compass Land Title
278 Franklin Road, Suite 190
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $211,100.00.

AFFIANT

Subscribed and sworn to before me this 5th day of May, 2016.

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

NOTARY PUBLIC
My Commission Expires: 10/2/17

ADDRESS OF NEW OWNER:
Karen Karan
3415 West End Ave., Apt. 612
Nashville, TN 37203

SEND TAX BILLS TO:
New Owner

Map & Parcel: 104 06 0A 060.00

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **LRW Holdings, LLC, a Delaware limited liability company,** Grantor, does hereby quitclaim and convey all of the undivided right, title and interest to the hereinafter described property to **Karen Karan,** Grantee. Said property conveyed herein is described as follows:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit: Being Unit 612 on the Plan of Continental Condominium of record in Plat Book 5200, Page 399 through 401, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description thereof, together with the appurtenant interest in the common elements of Continental Condominium, a horizontal property regime, established by Master Deed and By-Laws of record in Book 5862, Page 589, and amended in Book 6135, Page 788, Book 6435, Page 549, and Book 7475, Page 137, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to LRW Holdings, LLC, by Substitute Trustee's Deed, of record in Instrument No. 20160420-0038323, Register's Office for Davidson County, Tennessee.

This is improved property known as 3415 West End Ave., Apt. 612, Nashville, TN 37203.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 5th day of May, 2016.

LRW HOLDINGS, LLC

By: Lawrence R. Wisniewski
Its: President

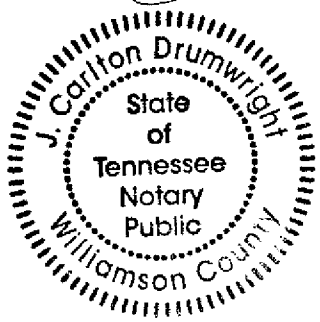
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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 the 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, he executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as President.

Witness my hand and seal, at office, this 5th day of May, 2016.

Notary Public

My Commission Expires: 10/2/17



COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

