BILL GARRETT, Davidson County
Trans: T20160075868 DEEDWARR
Recvd: 08/30/16 14:59 2 pgs
Fees: 13.00 Taxes: 564.25
20160830-0090988

# WARRANTY DEED

RECORD & RETURN TO:
Midtown Title, LLC
1704 Charlotte Ave., Ste 105
Nashville, TN 37203
File No. E16-5166

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $152,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE ~~12TH~~ 26th DAY OF AUGUST, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 5/5/2020

AMANDA VAUGHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

**THIS INSTRUMENT PREPARED BY**
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-2328B

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO<br>If left blank please use the address of the new owner | MAP-PARCEL |
|---|---|---|
| Sureshbhai S Patel and Nilaben S Patel | F&M Bank | 163-04-0A-204.00-CO |
| 3001 Hamilton Church Rd | 50 Franklin St | |
| Antioch, TN 37013 | Clarksville, TN 37040 | |

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

**SURESHBHAI S PATEL AND NILABEN S PATEL, HUSBAND AND WIFE**

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 Unit No. 204 of Hamilton Crossings Townhomes, a Planned Unit Development, as described according to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040212-0016945, as amended in Instrument No. 20040226-0022076, Instrument No. 20050310-0026734, Instrument No. 20050701-0075731, and Instrument No. 20060206-0014793, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Conrad A. Davies, unmarried and Kandace Sebastian, unmarried, as Joint Tenants with right of Survivorship by Warranty deed from Lisa A. Jovicich, a single person of record in Instrument No. 20070524-0061848 Register's Office for Davidson County, Tennessee, dated May 18, 2007 and recorded on May 24, 2007 and corrected by Scrivener's Affidavit recorded in Instrument No. 20070628-0077536.

Being the same property conveyed to LRW Holdings, LLC by Substitute Trustee's deed from Arnold M. Weiss, Substitute Trustee of record in Instrument No. 20160601-0054703 Register's Office for Davidson County, Tennessee, dated May 17, 2016 and recorded on June 01, 2016.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

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

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20040212-0016945, as amended in Instrument No. 20040226-0022076, Instrument No. 20050310-0026734, Instrument No. 20050701-0075731, and Instrument No. 20060206-0014793, 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 Instrument No. 20040212-0016946, in the Register's Office for Davidson County, Tennessee.

Charter for HOA as shown on Exhibit C to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040212-0016945, in the Register's Office for Davidson County, Tennessee.

Right of Way Easement(s) to Gulf Interstate Gas Co. of record in Book 2242, Page 245, and Book 4457, Page 377, in the Register's Office for Davidson County, Tennessee.

Easement(s) to Columbia Gulf Transmission Co. of record in Book 2284, Page 531, Book 3537, Page 16, and Book 4215, Page 630, in the Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Instrument No. 20030731-0108672, in the Register's Office for Davidson County, Tennessee.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

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

This is property known as 3001 Hamilton Church Rd, 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 12th day of August, 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 12th day of August, 2016.

_____

Notary Public

My Commission Expires: 10/2/17

**File #: 16-2328B**

**RECORD & RETURN TO:**

**COMPASS LAND TITLE, LLC**

**278 Franklin Road, Ste. 190**

**Brentwood, TN 37027**

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County