WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160087098 DEEDWARR
Recvd: 10/04/16 10:45 2 pgs
Fees: 13.00 Taxes: 843.60
20161004-0104387

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $228,000.00

AFFIANT

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

NOTARY PUBLIC

MY COMMISSION EXPIRES 3/6/18

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-2445B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Jihan Suphi Abdulla and Muslim Abdulrahaman Hassan	new owner	182-06-0A-108.00-CO
7124 Legacy Drive		
Antioch, TN 37013-3926		

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 DELWARE LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JIHAN SUPHI ABDULLA AND MUSLIM ABDULRAHAMAN HASSAN, WIFE AND HUSBAND

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. 108 on the Plan of Final Plat of Section One, Old Hickory Hills of record in Plat at Instrument No. 20011023-0115382, 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 Lawrence C. Coleman, Jr. by Warranty deed from The Craig Company, a Tennessee Corporation of record in Instrument No. 20021107-0137351 Register's Office for Davidson County, Tennessee, dated October 30, 2002 and recorded on November 07, 2002.

Being the same property conveyed to LRW Holdings, LLC by Substitute Trustee's deed from Rubin Lublin TN, PLLC of record in Instrument No. 20160601-0054705 Register's Office for Davidson County, Tennessee, dated May 16, 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.

Subject to all matters shown on the Plan of record in Plat at Instrument No. 20011023-0115382, 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 Instrument No. 20020116-0006750, amended in Instrument No. 20101116-0091730, Register's Office for Davidson County, Tennessee

Sewer and drainage easement of record in Instrument Number 20001030-0107214, in the Register's Office for Davidson County, Tennessee.

Easement to United Telephone Company of record in Instrument Number 20020123-0009339, in the Register's Office for Davidson County, Tennessee.

Easement for ingress and egress to cemetery of record in Instrument Number 20000203-0011193, in the Register's Office for Davidson County, Tennessee.

Charter for HOA of record in Instrument Number 20020123-0009417 and Instrument Number 20081219-0121385, in the Register's Office for Davidson County, Tennessee.

Storm water detention agreement of record in Instrument Number 20010306-0021333, Instrument Number 20030226-0025749 and Instrument Number 20040927-0116009, in the Register's Office for Davidson County, Tennessee.

Old Hickory Hills Homeowners Association, Inc. Rules & Regulations of record in Instrument Number 20151229-0130686, 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 7124 Legacy Drive, Antioch, TN 37013-3926

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 September, 2016.

LRW Holdings, LLC

BY: _____

Lawrence R. Wisniewski, President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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 September, 2016.

_____

Notary Public

My Commission Expires: 1-26-19

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 16-2445B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027