(1) Return to: Bridgehouse Title

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160094329 DEEDWARR
Recvd: 10/26/16 08:38 2 pgs
Fees:13.00 Taxes:462.50
20161026-0112889

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $125,000.00

Coreen Newcomb
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 24TH DAY OF OCTOBER, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES

BRYAN D. SPICER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 08-25-2020

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-2520B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Heather Kellogg	Gardner Financial Services, LTD d/b/a Legacy Mutual Mortgage	033-04-0A-005.00-CO
5 Rolling Meadows Drive	3503 Paesanos Parkway	
Goodlettsville, TN 37072-4116	San Antonio, TX 78231	

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

HEATHER KELLOGG, UMARRIED WOMAN

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. 5 on the Plan of Amended, Rolling Meadows, Phase I, Section 1-A of record in Plat Book 6250, Page 975, 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 James E. Baird, III by Cash Deed from Henry G. Cisneros, Secretary of Housing and Urban Development of record in Book 9792, page 864, Register's Office for Davidson County, Tennessee, dated September 11, 1995 and recorded on September 12, 1995.

Being the same property conveyed to LRW Holdings, LLC by Trustee's deed from Wilson & Associates, PLLC of record in Instrument No. 20160212-0013519 Register's Office for Davidson County, Tennessee, dated February 05, 2016 and recorded on February 12, 2016.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 6250, Page 975, 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 6926, Page 472, Register's Office for Davidson County, Tennessee.

Charter of Rolling Meadows Townhomes Association of record in Book 6595, Page 734, in the Register's Office for Davidson County, Tennessee.

Quitclaim Deed or Common to Rolling Meadows Townhome Association of record in Book 6603, Page 488 and Book 6726, Page 22, in the Register's Office for Davidson County, Tennessee.

Grant of Easement of record in Instrument Number 20121114-0104724, 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 5 Rolling Meadows Drive, Goodlettsville, TN 37072-4116

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 24th day of October, 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 24th day of October, 2016.

_____

Notary Public

My Commission Expires: 10/2/17

File #: 16-2520B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 100

Brentwood, TN 37027

Carlton Drumwright
State of Tennessee Notary Public
Williamson County