Return to: Bridgehouse Title

(1)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160106005 DEEDWARR
Recvd: 12/02/16 09:40 2 pgs
Fees: 13.00 Taxes: 795.50
20161202-0126445

Melanie D. DuRard
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires January 21, 2018

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $215,000.00

Holly Summers
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 22ND DAY OF NOVEMBER, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-2699B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Darren Hall and Alison Ross	Gardner Financial Services	075-09-0-191.00
234 Bonnafield Drive	3503 Paesanos Pkwy.	
Hermitage, TN 37076-1130	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

ALISON ROSS AND DARREN HALL, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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. 1132 on the Plan of Section Nine, Hermitage Hills, as of record in Book 3600, page 97, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to James R. Gates and wife, Jean A. Gates by Warranty deed from Herman R. Allred and wife, Margaret Allred of record in Book 4630, page 181, Register's Office for Davidson County, Tennessee, dated August 19, 1972 and recorded on August 22, 1972. The said Jean A. Gates having since died on October 5, 2000 vesting fee simple title onto the husband, James R. Gates.

Being the same property conveyed to LRW Holdings, LLC by Substitute Trustee's deed from Shapiro & Ingle, LLP, a Tennessee limited liability partnership of record in Instrument No. 20160517-0049243 Register's Office for Davidson County, Tennessee, dated May 5, 2016 and recorded on May 17, 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 Book 3600, Page 97, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 3864, Page 441, in the Register's Office for Davidson County, Tennessee.

This is property known as 234 Bonnafield Drive, Hermitage, TN 37076-1130

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 22nd day of November, 2016.

LRW Holdings, LLC

BY: _____

Lawrence R. Wisniewski, Sole Member

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 22nd day of November, 2016.

_____

Notary Public

My Commission Expires: 1-26-19

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 16-2699B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027