6

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170005412 DEEDWARR
Recvd: 01/19/17 14:09 2 pgs
Fees: 13.00 Taxes: 777.00
20170119-0006101

THERESA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $210,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 17TH DAY OF JANUARY, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES 11/5/18

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-2774B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Martin Montes and Margarita Alvaro	**Regions Bank**	058-09-0A-128.00-CO
2268 Gilmore Crossing Ln	**2050 Parkway Office Circle**	
Nashville, TN 37218-3613	**Birmingham, AL 35244**	

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

Martin Montes and Margarita Alvaro, 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 Lot No. 120 on the Plan of Creekside Trails, Phase 5 of record in Plat at Instrument No. 20051103-0133061, 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 Shauneille Q. Sharifa, unmarried by Special Warranty deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20061026-0132836 Register's Office for Davidson County, Tennessee, dated October 18, 2006 and recorded on October 26, 2006.

Being the same property conveyed to LRW Holding, LLC by Substitute Trustee's deed from Shapiro & Ingle, LLP, a Tennessee limited liability partnership of record in Instrument No. 20160728-0077861 Register's Office for Davidson County, Tennessee, dated July 14, 2016 and recorded on July 28, 2016.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

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

Subject to all matters shown on the Plan of record as Instrument Number 20051103-0133061, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20000915-0092002 and supplemental amendment recorded in Instrument Number 20011025-0117168, second supplemental amendment recorded in Instrument Number 20020828-0103983, third supplemental amendment recorded in Instrument Number 20041229-0153372 and fourth supplemental amendment recorded in Instrument Number 20061120-0143523 and amended in 20141218-0115782 , Register's Office for Davidson County, Tennessee.

Charter for Eaton's Creek Park Homeowners Association of record in Instrument Number 20011126-0128291, in the Register's Office for DavidsonCounty, Tennessee.

Charter for Eaton's Creek Park Real Estate Investors Fund, LLC of record in Book 10871, Page 532, in the Register's Office for Davidson County, Tennessee.

Easement for Water mains and appurtenances of record in Book 6255, Page 578, in the Register's Office for Davidson County, Tennessee.

Easement for sanitary sewers and/or storm drainage of record in Book 8326, Page 230, in the Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreements of record in Instrument Number 20001011-0100954 and Instrument Number 20031010-0150887, in the Register's Office for DavidsonCounty, Tennessee.

Subject to temporary construction easement as set forth in Consent Judgment and Final Decree under Circuit Court Davidson County, Tennessee, Docket No. 90C-3345.

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

This is property known as 2268 Gilmore Crossing Ln, Nashville, TN 37218-3613

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 17th day of January, 2017.

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 17th day of January, 2017.

_____
Notary Public

My Commission Expires: 1-26-19

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 16-2774B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027