WARRANTY DEED

Return To:

BRENTWOOD
TITLE & ESCROW, LLC
320 SEVEN SPRINGS WAY
SUITE 150
BRENTWOOD, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $130,000.00

Keta Barber
AFFIANT

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

NOTARY PUBLIC

MY COMMISSION EXPIRES

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 17-2917B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Gwendolyn Kidd	Primary Residential	162-01-0C-094.00-CO162010C09400
489 Hickory Glade Drive	1480 North 2200 West	
Antioch, TN 37013	Salt Lake City, UT 84116	

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

GWENDOLYN KIDD, UNMARRIED

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:

Being Unit 94 on the Plan of Revision of Units 89 thru 99, on the Plan of Hickory Glade, Phase 2, a Planned Unit Development, of record in Plat Book 6900, Page 803, (which amended Plat Book 6250, Page 889), Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to LRW Holdings, LLC by Trustee's Deed deed from Wilson & Associates, PLLC of record in Instrument No. 20161011-0107325 Register's Office for Davidson County, Tennessee, dated September 7, 2016 and recorded on October 11, 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 Boundary Plat in Plat Book 6250, Page 889, and all existing easements and all other matters shown on revised plat of record in Plat Book 6900, Page 803, 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 6824, Page 929, re-recorded in Book 6898, Page 896, amended in Book 6824, Page 952, as re-recorded in Book 6898, Page 919, further amended in Book 6898, Page 920, Book 6957, Page 473, Book 7959, Page 869 and Instrument Number 20031223-0182416, Register's Office for Davidson County, Tennessee.

Appointment of Successor Trustee to Declaration of Covenants, Conditions and Restrictions in Book 11443, Page 625 and Instrument Number 20110511-0036274, Register's Office for Davidson County, Tennessee.

By-Laws of Hickory Glade Homeowners Association of record in Book 6878, Page 390 amended in Book 10697, Page 182, in the Register's Office for Davidson County, Tennessee.

Charter of Hickory Glade Homeowners Association of record in Book 6845, Page 780, in the Register's Office for Davidson County, Tennessee.

Quitclaim Deed for common areas to Homeowners Association of record in Book 7260, Page 72, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7384, Page 941, in the Register's Office for Davidson County, Tennessee.

Easement of record in Book 8058, Page 790, in the Register's Office for Davidson County, Tennessee.

Easement of record in Book 858, Page 793, in the Register's Office for Davidson County, Tennessee.

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

BILL GARRETT, Davidson County
Trans:T20170014973 DEEDWARR
Recvd: 02/21/17 09:50 2 pgs
Fees:13.00 Taxes:481.00
20170221-0017018

This is property known as 489 Hickory Glade Drive, 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 17th day of February, 2017.

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 17th day of February, 2017.

_____

Notary Public

My Commission Expires: 1-26-19

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 17-2917B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027