WARRANTY DEED

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $187,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 29TH DAY OF MARCH, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES

TARA JONES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 17-3303B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Basem Barsoum		149-07-0C-029.00-CO
3020 Split Oak Trl.	NEW OWNER	
Antioch, TN 37013		

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

BASEM BARSOUM AND ABTESAM SHARKAWY, 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. 29 on the Plan of Final Plat Highlands of Chelsea Village Section One of record in Plat at Instrument No. 20040309-0026802, 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 Damaris E. Barahona, an unmarried person by Warranty deed from Greenvale Construction, LLC of record in Instrument No. 20040831-0105344 Register's Office for Davidson County, Tennessee, dated August 26, 2004 and recorded on August 31, 2004.

Being the same property conveyed to LRW Holdings LLC by Substitute Trustee's deed from Shapiro & Ingle, LLP, a Tennessee limited liability partnership, as Substitute Trustee of record in Instrument No. 20161219-0132954 Register's Office for Davidson County, Tennessee, dated October 17, 2016 and recorded on December 19, 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 as Instrument Number 20040309-0026802, Register's Office of Davidson County, Tennessee.

Boundary Plat of record at Instrument Number 20030203-0014146, in the 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 Book 8082, Page 329, as amended in Book 8083, Page 386 and Book 8842, Page 434, Register's Office for Davidson County, Tennessee.

Restrictions of record as Instrument Number 20040930-0117682 in the Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 8082, Page 348, in the Register's Office for Davidson County, Tennessee.

Charter of Chelsea Village Homeowners Association of record in Book 8813, Page 192, in the Register's Office for Davidson County, Tennessee.

Easements of record in Book 9991, Page 914 and at Instrument No. 20030226-0025748 in the aforesaid Register's Office.

Information Brochure of record in Book 8802, Page 362, in the Register's Office for Davidson County, Tennessee.

Water Main Easement of record in Book 8127, Page 873 and in Book 8127, Page 878, in the Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20170028077 DEEDWARR
Recvd: 04/04/17 08:22 2 pgs
Fees:13.00 Taxes:691.90
20170404-0032529

Sanitary Sewer Easement of record in Book 8127, Page 913, in the Register's Office for Davidson County, Tennessee.

Information Brochure of record in Book 8082, Page 362, in the Register's Office for Davidson County, Tennessee.

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

This is property known as 3020 Split Oak Trl., 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 29th day of March, 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 29th day of March, 2017.

_____
Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 17-3303B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027