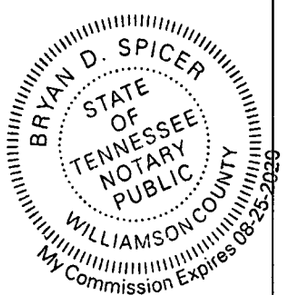
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 137,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of May, 2017

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
LWB, LLC	New owner	Parcel ID:
PO Box 150979		107-05-0-116.00
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Thai Van Tran and wife, Lan Anh Huynh

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
LWB, LLC, a Tennessee Limited Liability Company
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 34, on the Plan of Bel-Air Subdivision, Section One, of record in Book 2900, Pages 27 and 28, Register's Office for said County.

Said Lot No. 34 fronts 55 feet on the northerly side of Laurinda Drive, and extends back 155.4 feet on the easterly line and 140.3 feet on the westerly line, to a dead line on which it measures 89.8 feet.

Being the same property conveyed to Thai Van Tran and wife, Lan Anh Huynh by deed from George Edward Owen and wife, Shirley Marie Owen, of record in Instrument 200008010075826, said Register's Office, dated July 31, 2000.

This conveyance is subject to Restrictive Covenants of record in Book 3096, Page 483 amended in Book 2959, Page 83 and in Book 3549, Page 680, Register's Office for said County.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 2900, Page 27 and 28, said Register's Office.

Power of Attorney of record in Instrument 20170530-0053050, Register's Office for said County.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1916 Laurinda Drive, Nashville, TN 37217

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, their heirs and assigns forever; and we do covenant with 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 is 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.

BILL GARRETT, Davidson County
Trans:T20170045324 DEEDWARR
Recvd: 05/30/17 08:54 2 pgs
Fees:13.00 Taxes:506.90
20170530-0053051

Witness our hands this 23rd day of May, 2017.

Thai Van Tran by Van Tran, Attorney in Fact

Lan Anh Huynh by Van Tran, Attorney in Fact

STATE OF TEXAS
COUNTY OF Fort Bend

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Van Tran, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument on behalf of Thai Van Tran and Lan Anh Huynh as his/her/their Attorney in Fact as the free act and deed of the within named Thai Van Tran and Lan Anh Huynh.

Witness my hand and official seal the 24th day of May, 2017.

My Commission Expires: 9-16-2019

Notary Public

NOTARY PUBLIC STATE OF TEXAS

JESUS F OLIVARES
My Commission Expires
September 16, 2019