Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
17-1129HV

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,900.00.

Brenda Huntsman
Affiant

Bill Garrett Davidson County
Batch# 15030 **DEEDWARR**
10/18/2017 02:13:10 PM 2 pgs
Fees: $13.00 Taxes: $628.63

20171018-0106800

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of October, 2017.

Kayla R. Anderson
Notary Public
Commission Expires: 11/20/18

KAYLA R. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC MACON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
LRW Holdings, LLC 3407 Oldfield Road Nashville, TN 37214	new owner	097-05-0-027.00

WARRANTY DEED

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, I/WE,

Premjit S. Jaiswal, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LRW Holdings, LLC

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:

Land in Davidson County, Tennessee, being Lot No. 55, of Hickory Bend, Section 7, as of record in Book 3600, Page 29, Register's Office for Davidson County, Tennessee.

Said Lot No. 55 fronts 65 feet along the southerly margin of Oldfield Drive and runs back 355.1 feet on the westerly line and 366.67 feet on the broken easterly line to a line at the rear measuring 11.2 feet thereon.

BEING the same property conveyed to Isaac R. Nabors, Jr. and Premjit S. Jaiswal by Warranty Deed from Cathey A. Nelson, dated 8/20/07 and filed for record on 8/28/07 in Instrument No. 20070828-0102989, in Register's Office for Davidson County, Tennessee.

FURTHER BEING the same property conveyed to Premjit S. Jaiswal by Quitclaim Deed from Isaac R. Nabors, dated 10/10/17 and filed for record on 10/13/17, in ~~Record Book~~ _____, ~~Page~~ _____, in Register's Office of said County. Instrument 20171013-0105232

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3407 Oldfield Road, Nashville, TN 37214.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 16th day of October, 2017.

Premjit S. Jaiswal

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Premjit S. Jaiswal** 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 for the purposes therein contained.

Notary Public
My Commission Expires: 11/20/18

(Notary Seal)

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY