Return to:

Bill Garrett Davidson County
Batch# 29024 DEEDWARR
11/22/2017 10:19:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20171122-0119926

SLTE #1522A

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
LRW HOLDINGS, LLC	(NEW OWNER)	Map 074-08-0-
122 General's Retreat Place		Parcel 133.00
Franklin, TN 37064		

This instrument prepared by: Southern Land Title & Escrow, Inc., P.O. Box 217, 9227 Sam Donald Court, Ste B, Nolensville, TN 37135.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Kyle J. Thomas and wife, Abigail M. Thomas,** (The "Grantors") has bargained and sold, and by these presents does transfer and convey unto **LRW HOLDINGS, a Delaware limited liability company,** (The "Grantee"), its successors and assigns, to certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No, 731, on the Plan of Hermitage Hills, Section Seven, of record in Plat Book 3300, pages 62 and 63, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kyle J. Thomas and wife, Abigail M. Thomas by warranty deed dated June 12th, 2012 from Linda P. England, unmarried and Fredda M. Lee, unmarried of record in Instrument No. 20120614-0052119, said Register's Office.

This is the same legal used in previous deed of record.

This conveyance is subject to the following:

1. **2018 Taxes, not yet due and payable.**
2. **Restrictions of record in Book 3399, page 446 and in Book 3404, page 165, said Register's Office.**
3. **Any and all matters appearing on the plan of record in Plat Book 3300, pages 62 and 63, said Register's Office.**

This is improved property commonly known as **320 Bonnahurst Drive, Hermitage, TN 37076.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $200,000.00.

Affiant

Subscribed and sworn to before me this 21st day of November, 2017.

Notary public:
My commission expires: 1-26-19

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors has caused this Deed to be executed this 21st day of November, 2017.

KYLE J. THOMAS

ABIGAIL M. THOMAS

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **KYLE J. THOMAS AND ABIGAIL M. THOMAS** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged THEY executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this 21st day of November, 2017.

Notary Public
My Commission Expires: 11/21/2018

JUDY PAINTER-ROSE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

